

Pursuant to Local Government
Official Information and Meetings Act 1987
(Section 44A)

**Land
Information
Memorandum**
No. 2023-386

**The following information is provided to the Applicant in respect of the property
described as LOT 7 DP 322604**

Valuation Roll No: 00617-00707

Property ID No: 3343881

and located at: 428 Opara Road, Rawene 0473

Land Information Memorandum

Pursuant to Local Government Official Information and Meetings Act 1987 (Section 44A)

Date Lodged: 28-Nov-2022

Receipt No: 7212694

Issued Date: 08-Dec-2022

1. Personal details

One Agency Far North
Attn: Csilla Ford
373 Koutu Loop Road
RD 3
Kaikohe 0473

Email: csillaford@oneagency.net.nz
renateochse@oneagency.net.nz

For any queries relating to the contents of this LIM please contact the relevant department in question. Contact information can be found at the end of each section.

2. Special Features or Characteristics

Refers to 1991 NZ Land Resource Inventory Worksheet – Land Use Capability Unit 6e7, indicating strongly rolling to moderately steep land with weakly to strongly leached and weakly podzolised yellow-brown earths of Omu Suite overlying argillites.

Note that this site lies within a zone identified as “Northland Regional Council Coastal Flood Hazard Zone” and “Northland Regional Council River Flood Hazard Zone”. The nature and severity of these hazards are not identified, and independent expert advice should be sought if additional information is needed.

a	Potential Erosion	Moderate to severe
b	Avulsion	Nil
c	Falling Debris	Nil
d	Subsidence	Moderate potential
e	Slippage	Moderate potential
f	Alluvion	Nil
g	Inundation	Nil
h	Hazardous Contaminants	None known
i	Any other	-

Note: The above information is generic and may not be site-specific.

If you have any queries regarding Section 2, please contact ask.us@fndc.govt.nz Subject: LUC query.

3. Disclosure of Rates for the Purposes of a Land Information Memorandum

The Local Government Official Information and Meetings Act requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This disclosure document sets out the rate position as at the date shown below. It should be noted that this figure must not be taken as a settlement figure for the payment of outstanding rates as at the time of settlement of any purchase of the property concerned. It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and ensure that this is paid in accordance with the requirements of the Local Government (Rating) Act 2002.

Valuation Number:		00617-00707
Rate Account No:		2437958
Rates Levied for the Current Year:	\$	2,650.13
Date of Disclosure:		29-Nov-2022

2019 Rating Valuation Details		00617-00707
Land Value:	\$	250,000
Improvement Value:	\$	10,000
Capital Value:	\$	260,000
Rating Value Area:		7.5380Ha

If you have any queries regarding Section 3, please contact rates@fndc.govt.nz.

4. Consents

Resource Consents	Includes Certificates, Notices and Orders where available.	
06-May-2003	2030801-RMASUB	Variation and Staging of RC 2030600.
04-Mar-2003	2030600-RMASUB	A. Subdivision by way of boundary adjustment of Lots 11 & 13 DP 208551 created DP 322604 B. Right of Way shown as Easement E
19-Oct-2000	2000254-RMASUB	Subdivision of Pt OLC 186, Allot W26 & E26 Parish of Omanaia created DP 208551 (Stage 2).
03-Nov-1997	1980220-RMASUB	Subdivision of Pt OLC 186 & Allotments W26 & E26 Parish of Omanaia created DP 202237 (Stage 1)
Licenses	Nil	
Monitoring	Nil	

If you have any queries regarding Section 4, please contact duty.planner@fndc.govt.nz.

5. Building Information

Nil on file.

Comments:

- See Subdivision Conditions.
- Council reserves the right to serve requisitions whenever found necessary.
- Memo attached - "Information Regarding Buildings where Council Holds no Record of Consents".
- Domestic Smoke Alarms Guidance Notes attached.

Any known outstanding issues:

None known

Are there any unauthorised building works known to Council?

None known

Note 1: The Building Act 2004 was implemented from 31 March 2005 and replaced the Building Act 1991. All applications for building consents are now processed under this Act. Code Compliance Certificates do not apply to building permits that were issued prior to the Building Act 1991.

Note 2: Where a Code Compliance Certificate (a “CCC”) has not issued, reasons could be that the owner has not requested a final inspection, or that there is further work required to meet compliance.

Note 3: The Far North District Council does not copy building plans for Land Information Memoranda. Site and drainage plans are included if on file.

If you have any queries regarding Section 5, please contact building.group@fndc.govt.nz.

6. Development Contributions

From the 1st of July 2015, Council has ceased charging Development Contributions. For the term of this Policy Council will not require Development Contributions.

7. Utilities

a)	Drinking Water Supply	Not known
b)	Stormwater	Not Serviced
c)	Sewer	Not Serviced

If you have any queries regarding Section 7, please contact Rachel.Kake@fndc.govt.nz.

8. Land Uses

Far North District Plan

Land zoned as **Rural Production** under the Far North District Plan.

(Please refer to attached zone rules for Land Use and Subdivision activities).

Land zoned as **General Coastal** under the Far North District Plan.

(Please refer to attached zone rules for Land Use and Subdivision activities).

Note: It is suggested that any queries you may have regarding any aspects of the Far North District Plan be referred to the Council's Planning Department, Ph 0800 920 029.

9. Notices under Other Acts Notified by any Statutory Organisation

Nothing on file.

10. Notices by any Network Utility Operator

Nothing on file.

11. Road Legalisation Issues

No known roading issues.

If you have any queries regarding Section 11, please contact roadingalliance@fndc.govt.nz.

12. Other Information

See Kiwi Distribution Zone map and Advice note attached.

Consent Notices and Land Covenant in Transfer registered on Title.

The Far North District Council is planning a number of new infrastructure projects across the district. When these projects are completed, the rates for the property subject to this Land Information Memorandum report may increase. These projects, and any associated estimated rates increase, are reported on in the most recent Far North District Council Long Term Plan or Annual Plan document.

See information attached re: Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

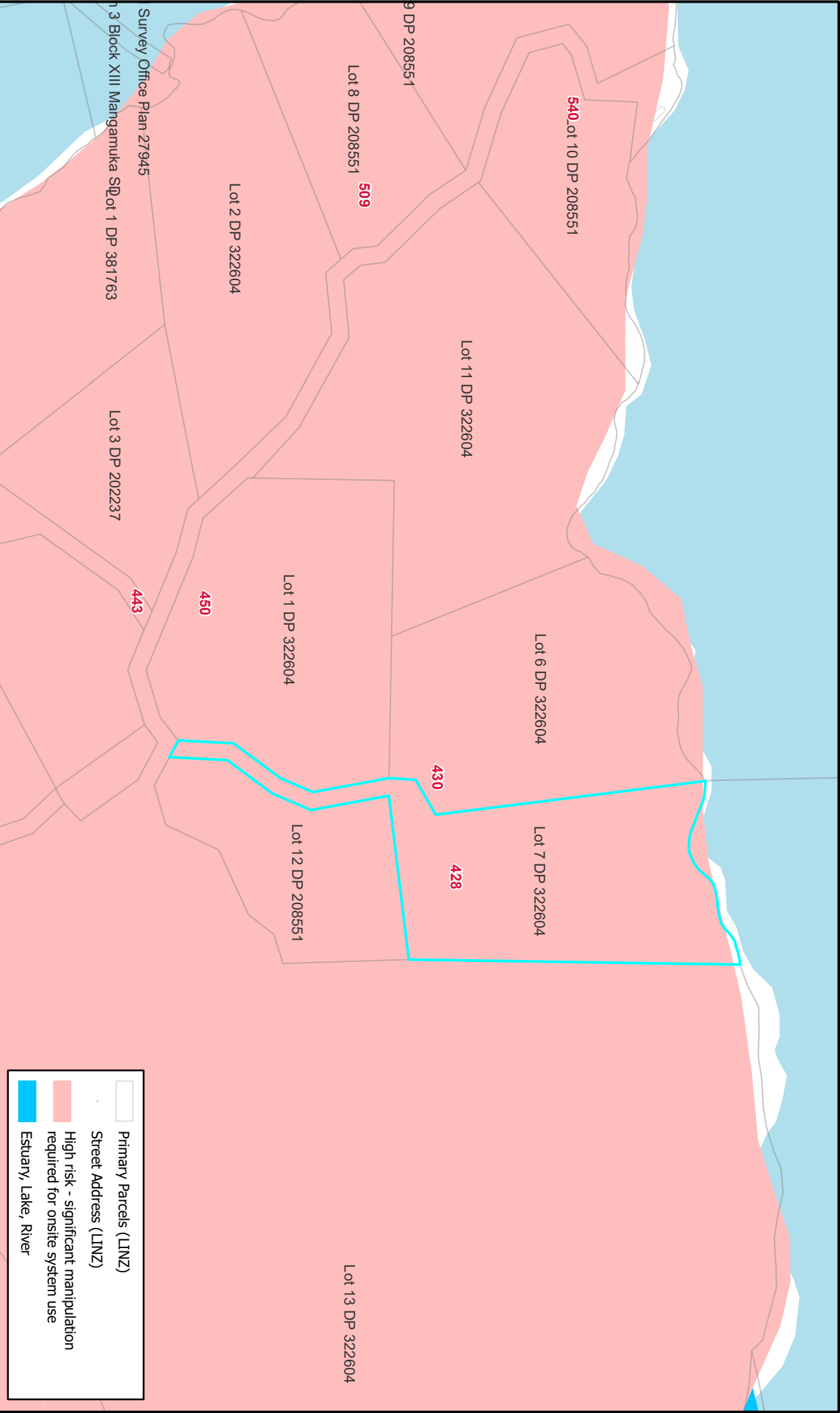


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PROPERTY INFORMATION

Note for Applicants: The above information represents the information held by the Far North District Council in respect of any of the categories of information listed. Where the Council has advised 'not known' in respect of any category it is the responsibility of the applicant to undertake any other enquiries. No further comment concerning this property can be made without an inspection by a Council Officer. Such inspection will be carried out if you desire and a charge will be made for this service on a cost basis.

Disclaimer

The information in this Memorandum is provided for the use of the applicant alone and is not to be relied on by any third party. The Council assumes no responsibility to any person other than the applicant. Where information has been supplied to Council by a third party it cannot guarantee the accuracy of that information and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained there.



**Far North
District Council**
Te Kaitiaki o Te Tai Tokerau ki te Kaitiaki

Onsite Wastewater Risk Model



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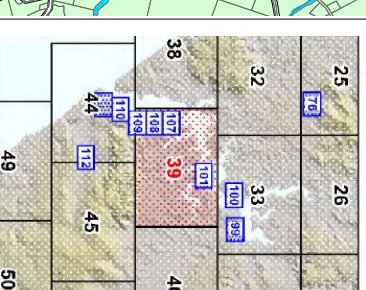
Projection NZTM2000. Datum NZGD2000. Scale:1:5,907

DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Document Name: DP_Zone39_PC



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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.

10 COASTAL ENVIRONMENT

CONTEXT

The Far North District has a long and varied coastline, containing eight major harbour systems. Because of its long coastline the District has a large amount of land in the coastal environment. The coastal environment of the Far North is one of the more valuable resources of the District. The value is related to its landscape, ecology, history, settlement and land use patterns, and consequently its attraction as a place to visit and to live either permanently or temporarily. Much of the coastline and the coastal environment is relatively undeveloped in the sense that there are relatively few buildings, roads or other built development. It therefore has a predominantly natural character, which includes a variety of landscapes ranging from indigenous forest to plantation and pasture. However, the past decade has been witness to an increasing pressure for the development of coastal areas mainly on the east coast of the Far North.

As a result of this development, the natural character of the coastal environment is being changed due to effects of land use activities such as noise, traffic, visual effects of development and (in some places) alterations of vegetation patterns.

The statutory context for the provisions of the coastal environment are found particularly in s6(a) of the Act, the NZ Coastal Policy Statement, the Regional Policy Statement for Northland, the Regional Coastal Plan and any other regional plans. Section 6(a) requires that, in relation to managing the use, development and protection of natural and physical resources, all persons exercising powers and functions under the Act shall recognise and provide for the preservation of the natural character of the coastal environment and the protection of it from inappropriate subdivision, use and development as one matter of national importance. The wording of the Act recognises the tension that can exist between land use and land management practices and the sustainable management of natural resources.

Section 6 of the Act also refers to the need to recognise and provide for the protection of outstanding features and landscapes (which can include coastal), protection of significant indigenous vegetation and habitats of indigenous fauna, maintenance and enhancement of public access to the coast, and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga, protection of historic heritage from inappropriate subdivision and protection of recognised customary activities.

It is in relation to this context that the provisions of the coastal environment, and in particular the General Coastal Zone, have been developed, noting the emphasis on integrated management and enhancement opportunities for subdivision use and development included in the management plan provisions in **Rule 13.9.2** and the **Integrated Development Rule**.

Natural processes and systems necessary for maintaining coastal landforms, such as vegetation and water quality are also being adversely affected by land use activities, both within and outside the coastal environment.

The increasing amount of development is leading to an increasing demand for access.

Access to areas of the coast suitable for public recreation is insufficient relative to the demand, while other parts which contain sensitive vegetation or habitat for sensitive indigenous fauna, or are subject to natural hazards such as coastal erosion, need to be protected from human access. Although maintenance and enhancement of access to the coast is desirable, public access should not be provided to all parts of the coastline. On some beaches only foot access is appropriate as vehicles may threaten or kill indigenous plants and birds living and nesting within the coastal area. Certain areas may require extra protection.

Council is in the process of developing both an Open Space Strategy and a Coastal Access Strategy which will assist Council in the strategic acquisition and/or development of land for public access purposes. Council has already identified areas in and around Kerikeri which are a priority for public access as part of the 2000 structure planning process. This led to Esplanade Priority Areas for Kerikeri being incorporated into the District Plan (see **Chapter 14**). Once the Open Space and Coastal Access Strategies have been completed, Council will give effect to these through a District Plan Change by incorporating further Esplanade Priority Areas.

Tangata whenua have a close relationship with the coastal environment. Coastal waters were and are still an important source of kaimoana. As a result settlements were established along the coast and these are reflected today in the location of ancestral land (whenua tuku iho). Papakainga housing on ancestral land is acknowledged in the New Zealand Coastal Policy Statement as an activity that should be provided for.

Tangata whenua are, however, unable to gain access to some areas of the coastal environment for traditional kaimoana gathering, fishing, ancestral lands and sites of significance to Maori including waahi tapu.

The cumulative effects of development in coastal areas are significant as these can be viewed from the water, from adjacent land, or from other settlements across the water.

Coastal landscapes encompass a range of values including ecological, natural, cultural, spiritual, amenity, heritage, recreational, social and economic values.

The diversity of coastal types within the District and the way in which the coastal environment has been developed in different areas calls for a resource management regime that provides for that diversity and such differences. For this reason this chapter sets out general objectives and policies that apply throughout the coastal environment of the District policies specific to certain parts of the District, and objectives and policies specific to each of the coastal zones. The objectives include reference to management plans. This is a tool which is set out in detail in subsequent chapters. Management plans provide a method of subdividing land which provides better environmental outcomes and development which is innovative and comprehensively planned.

10.1 ISSUES

- 10.1.1 The Act requires that the natural character of the coastal environment is preserved. Natural character can be adversely affected by inappropriate subdivision, use and development. The preservation of natural character requires that limitations be placed on further development in some of the District's coastal areas. Some areas already compromised by development are not necessarily appropriate for further development.
- 10.1.2 The coastal environment includes areas of both land and sea. Activities on the land within the coastal environment can have effects on the sea and vice versa.
- 10.1.3 Public access to and along the coast is insufficient in places and needs to be enhanced. Public access can have positive effects in terms of recreation, access to seafood, commercial activity and education. The issue is partly addressed in **Chapter 14** of the Plan and/or in the LTCCP. The Council is undertaking work to identify areas where access is inadequate and will be initiating a plan change to give effect to that work. However, public access, and particularly access by vehicles, can also have negative effects in respect to public safety and enjoyment of the coast, the protection of indigenous vegetation and habitats of indigenous species, sensitive cultural and heritage sites and areas, and damage to landforms.
- 10.1.4 Tangata whenua have a close cultural relationship with the coastal environment but often are unable to exercise that relationship, for example because of lack of protection of or limited access to places of special value such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga. The Act requires that the relationship of Maori and their culture and traditions with their taonga is recognised and provided for. See also **Chapter 2** of the Plan and in particular **Sections 2.5** and **2.6** and Council's "*Tangata Whenua Values and Perspectives (2004)*".
- 10.1.5 While the cumulative effects of development in the coastal environment can and often do detract from its natural character, this is not inevitable. Subdivision, use and development can provide opportunities for restoration and rehabilitation of natural character, and the maintenance and enhancement of amenity (including legal public access to and along the coast), cultural, heritage, landscape and ecological values. More specifically, development can assist to achieve sustainable management because:
- (a) without an input of capital land management practices are unlikely to change in many locations, and subdivision is one way of generating such an input;
 - (b) improved public access to the coast (including access for tangata whenua) is more likely with small lot subdivision which allows Council to take land for esplanade reserves and strips. Council generally cannot afford to acquire such access where land is subdivided in lots of greater than 4ha and compensation is payable if reserves are taken;
 - (c) integrated and innovative subdivision design, especially on a catchment basis, can provide more environmentally sustainable results (but may not be viable in all locations);
 - (d) trade offs are required. Improved access and management of natural resources can be at the expense of more built development.

Such development still needs careful development and controls because:

- (i) the process is not risk free. Care is needed at the time of consenting to ensure that environmental benefits occur through management plans and/or conditions to require such things as pest control and re-vegetation/plant control where appropriate;
- (ii) threats to natural character can arise from too intense development including the spread and intensification of built development with the subdivision of nearby properties (including development under the management plan provisions) and/or ongoing subdivision;

- (iii) non-regulatory methods also have a role e.g. assistance with riparian planting, soil conservation advice, rates relief, negotiated public access.
- 10.1.6 Natural processes and systems in the coastal environment can be compromised by subdivision, use and development that is not sensitive to, or that does not take account of, the susceptibility of those processes and systems.
- 10.1.7 Parts of the coastal environment are subject to natural hazards such as coastal erosion. Careful management of subdivision, use and development in the coastal environment is necessary in order that the effects of natural hazards do not cause hardship and danger to people in the District and to ensure that future subdivision, use and development generally avoids the need for hazard protection works.
- 10.1.8 The nature of the natural character of the coastal environment of the District changes from place to place. The implication of this is that management measures designed to preserve the natural character need to be flexible so they can be tailored to suit particular parts of the coast.
- 10.1.9 Activities within the coastal marine area, particularly in mooring areas and at boat ramps, cause associated demands on land-based resources. These have the potential to cause adverse effects on the environment if not managed appropriately.
- 10.1.10 There is pressure for the expansion of coastal settlements, particularly in the Coastal Residential Zone. Further subdivision, use and development of these settlements can have adverse effects on the natural character of the coastal environment.
- 10.1.11 Activities having a functional need for a coastal location and access to the sea, such as wharves and boat haul-out facilities, can be important for the well being of the community. It is important that these activities are able to be established in a limited range of suitable locations, recognising that there is potential for conflict between activities with a functional need and other activities.
- 10.1.12 Subdivision use and development may lead to an increased demand for water in a part of the District where summer shortfalls are common.
- 10.1.13 The amenity, cultural, heritage, landscape and ecological values of the coastal environment can be reduced through inappropriate subdivision, use and development, including incompatible location of roads and accessways, transmission lines and other forms of infrastructure, and cumulative effects.

10.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 10.2.1 The natural character of the coastal environment is preserved.
- 10.2.2 The landscape and visual qualities of the coastline and the coastal environment are protected from inappropriate subdivision, use and development.
- 10.2.3 Wherever possible, development is consolidated in existing settled areas to provide medium and low density settlements along the coastline.
- 10.2.4 Public access to the coastal marine areas via low impact methods in appropriate locations is improved through increased opportunities for access and through capital expenditure.
- 10.2.5 The relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for in the coastal environment, including improved access for identified cultural and traditional purposes.
- 10.2.6 Areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding landscapes and natural features, and land compromised by past land management practices, and the open space and amenity values of the coastal environment are maintained, restored and/or enhanced.
- 10.2.7 Adequate services for the land-based activities associated with maritime facilities including mooring areas and boat ramps are provided.
- 10.2.8 Activities and development occurs in a manner that is compatible with the historic heritage and amenity values of the coastal environment.
- 10.2.9 Non residential activities that have a functional relationship with the coast are provided for in an environmentally appropriate manner.
- 10.2.10 Sufficient water storage is provided to meet the present and likely future needs of coastal communities.

10.3 OBJECTIVES

- 10.3.1 To manage coastal areas in a manner that avoids adverse effects from subdivision, use and development. Where it is not practicable to avoid adverse effects from subdivision use or development, but it is appropriate for the development to proceed, adverse effects of subdivision use or development should be remedied or mitigated.
- 10.3.2 To preserve and, where appropriate in relation to other objectives, to restore, rehabilitate protect, or enhance:
- (a) the natural character of the coastline and coastal environment;
 - (b) areas of significant indigenous vegetation and significant habitats of indigenous fauna;
 - (c) outstanding landscapes and natural features;
 - (d) the open space and amenity values of the coastal environment;
 - (e) water quality and soil conservation (insofar as it is within the jurisdiction of the Council).
- 10.3.3 To engage effectively with Maori to ensure that their relationship with their culture and traditions and taonga is identified, recognised, and provided for.
- 10.3.4 To maintain and enhance public access to and along the coast whilst ensuring that such access does not adversely affect the natural and physical resources of the coastal environment, including Maori cultural values, and public health and safety.
- 10.3.5 To secure future public access to and along the coast, lakes and rivers (including access for Maori) through the development process and specifically in accordance with the ***Esplanade Priority Areas*** mapped in the District Plan.
- 10.3.6 To minimise adverse effects from activities in the coastal environment that cross the coastal marine area boundary.
- 10.3.7 To avoid, remedy or mitigate adverse effects on the environment through the provision of adequate land-based services for mooring areas, boat ramps and other marine facilities.
- 10.3.8 To ensure provision of sufficient water storage to meet the needs of coastal communities all year round.
- 10.3.9 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.

10.4 POLICIES

- 10.4.1 That the Council only allows appropriate subdivision, use and development in the coastal environment. Appropriate subdivision, use and development is that where the activity generally:
- (a) recognises and provides for those features and elements that contribute to the natural character of an area that may require preservation, restoration or enhancement; and
 - (b) is in a location and of a scale and design that minimises adverse effects on the natural character of the coastal environment; and
 - (c) has adequate services provided in a manner that minimises adverse effects on the coastal environment and does not adversely affect the safety and efficiency of the roading network; and
 - (d) avoids, as far as is practicable, adverse effects which are more than minor on heritage features, outstanding landscapes, cultural values, significant indigenous vegetation and significant habitats of indigenous fauna, amenity values of public land and waters and the natural functions and systems of the coastal environment; and
 - (e) promotes the protection, and where appropriate restoration and enhancement, of areas of significant indigenous vegetation and significant habitats of indigenous fauna; and
 - (f) recognises and provides for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga; and
 - (g) where appropriate, provides for and, where possible, enhances public access to and along the coastal marine area; and
 - (h) gives effect to the New Zealand Coastal Policy Statement and the Regional Policy Statement for Northland.

- 10.4.2 That sprawling or sporadic subdivision and development in the coastal environment be avoided through the consolidation of subdivision and development as far as practicable, within or adjoining built up areas, to the extent that this is consistent with the other objectives and policies of the Plan.
- 10.4.3 That the ecological values of significant coastal indigenous vegetation and significant habitats are maintained in any subdivision, use or development in the coastal environment.
- 10.4.4 That public access to and along the coast be provided, where it is compatible with the preservation of the natural character and amenity, cultural, heritage and spiritual values of the coastal environment, and avoids adverse effects in erosion prone areas.
- 10.4.5 That access by tangata whenua to ancestral lands, sites of significance to Maori, maahinga mataitai, taiapure and kaimoana areas in the coastal marine area be provided for in the development and ongoing management of subdivision and land use proposals and in the development and administration of the rules of the Plan and by non-regulatory methods. Refer **Chapter 2**, and in particular **Section 2.5**, and Council's *"Tangata Whenua Values and Perspectives (2004)"*.
- 10.4.6 That activities and innovative development including subdivision, which provide superior outcomes and which permanently protect, rehabilitate and/or enhance the natural character of the coastal environment, particularly through the establishment and ongoing management of indigenous coastal vegetation and habitats, will be encouraged by the Council.
- 10.4.7 To ensure the adverse effects of land-based activities associated with maritime facilities including mooring areas and boat ramps are avoided, remedied or mitigated through the provision of adequate services, including where appropriate:
- (a) parking;
 - (b) rubbish disposal;
 - (c) waste disposal;
 - (d) dinghy racks.
- 10.4.8 That development avoids, remedies or mitigates adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.
- 10.4.9 That development avoids, where practicable, areas where natural hazards could adversely affect that development and/or could pose a risk to the health and safety of people.
- 10.4.10 To take into account the need for a year-round water supply, whether this involves reticulation or on-site storage, when considering applications for subdivision, use and development.
- 10.4.11 To promote land use practices that minimise erosion and sediment run-off, and storm water and waste water from catchments that have the potential to enter the coastal marine area.
- 10.4.12 That the adverse effects of development on the natural character and amenity values of the coastal environment will be minimised through:
- (a) the siting of buildings relative to the skyline, ridges, headlands and natural features;
 - (b) the number of buildings and intensity of development;
 - (c) the colour and reflectivity of buildings;
 - (d) the landscaping (including planting) of the site;
 - (e) the location and design of vehicle access, manoeuvring and parking areas.

10.5 METHODS OF IMPLEMENTATION

DISTRICT PLAN METHODS

- 10.5.1 That land be zoned to provide for a level of development that is appropriate to the particular area and is consistent with protection of the coastal environment.
- 10.5.2 Integrated development is provided for in the rules to enable tangata whenua to utilise ancestral land.
- 10.5.3 Low Impact Design principles are preferred in order to avoid and mitigate the adverse environmental effects of runoff from increased areas of impermeable surfaces within or adjoining existing developed areas.
- 10.5.4 The provisions of Chapter 12 (Landscape and Natural Features; Indigenous Flora and Fauna; Lakes, Rivers, Wetlands and the Coastline and Natural Hazards) will achieve Policies 10.4.1(b) and 10.4.3.

- 10.5.5 Control visual obtrusiveness of new development through zone rules.
- 10.5.6 The provisions of Chapter 14 (Financial Contributions) will achieve Policies 10.4.4 and 10.4.5.
- 10.5.7 Acquire suitable locations for public access (including access for Maori to sites of importance for cultural and traditional purposes such as waahi tapu, tauranga waka, mahinga kai, mahinga mataitai, mahinga waimoana and taonga raranga) to the coast as opportunities arise.
- 10.5.8 Provide for existing higher density urban areas in the coastal environment through urban zones.
- 10.5.9 The provisions of **Chapter 13 - Subdivision** will help to achieve all of the policies but particularly **Policies 10.4.1, 10.4.2, 10.4.4 and 10.4.10.**

OTHER METHODS

- 10.5.10 Priorities will be set for capital expenditure from the Council's reserve accounts for improving access to existing esplanade reserves and unformed Crown roads and for the management and enhancement of the natural character of land administered by the Council in the coastal environment.
- 10.5.11 The Council will consult with tangata whenua to identify suitable locations for tangata whenua access to the coast and will have regard to any iwi resource management plan and regulations relating to the conservation or management of taiapure fisheries, and any customary fisheries regulations and bylaws relating to mataitai fisheries. The Council will also seek the advice of tangata whenua as to the relationships with cultural and traditional values and taonga that should be recognised and provided for. This may result in Plan Changes or in other non-regulatory methods of recognising and protecting these activities and customary values.
- 10.5.12 The Council will establish or review bylaws controlling persons or vehicles on public land within the coastal environment.
- 10.5.13 The Council will liaise with the Northland Regional Council and with the Department of Conservation in order to achieve its objectives for the coastal environment.
- 10.5.14 The Council will, as resources permit, prepare and make available educative and publicity material concerning the preservation, rehabilitation or enhancement of the natural character of the coastal environment.
- 10.5.15 The Council will liaise with the Regional Council to determine the most effective and efficient means of ensuring adverse effects from the land-based demands of marine facilities including mooring areas and boat ramps are avoided, remedied or mitigated.
- 10.5.16 In conjunction with the Northland Regional Council, explore the feasibility of setting up a register of contractors who are specially trained in good environmental practices and licensed to carry out their work in accordance with approved codes of practice. This could result in work undertaken by a licensed contractor that complies with the relevant code of practice not requiring a property-specific resource consent.
- 10.5.17 The Council will investigate the introduction of bylaws requiring on-site water storage to be provided when land is subdivided or developed within the coastal environment notwithstanding that there may be an existing reticulated water supply.
- 10.5.18 The Council will investigate the need for, and opportunities to provide, additional water storage for new and existing coastal settlements.
- 10.5.19 The Council will develop:
 - (a) an Open Space Strategy to ensure appropriate acquisition and/or development of land in a manner that contributes to the recreation strategic direction. This strategy will include consideration of issues related to coastal access and the development of premier parks to contribute to our community's sense of place; and
 - (b) a Coastal Access Strategy to be implemented as a Plan Change to the District Plan.
- 10.5.20 The Council will encourage all applicants to actively engage with Maori in the coastal environment through early dialogue when developing subdivision and land use proposals to ensure that adverse effects on the relationship of Maori with their culture, traditions and taonga are avoided, remedied or mitigated.
- 10.5.21 The Council will promote the use of Low Impact Design principles to reduce site impermeability and provide education material to increase awareness.

COMMENTARY

Much of the coastal environment is characterised by mainly rural activities. However, the coastal environment has an added dimension due to its proximity to the sea, which means that the resource management methods that apply in the rest of the rural area are not entirely appropriate.

The objectives, policies and methods in the coastal environment are therefore necessary in order to achieve the protection of the unique and natural character of the coastal environment, while at the same time, enabling appropriate use and development.

In assessing what is appropriate, the objectives, policies and methods recognise the need of people and communities to enjoy the coastal environment, but also to protect it for future generations and also for ecological reasons. Support and encouragement of rehabilitation and enhancement, where this is possible, will assist in achieving the objectives.

Impermeable surfaces are inevitable as development continues to occur in the Far North District. Impermeable surfaces generate stormwater run-off that can contribute to flooding, erosion and the release of contaminants into waterways. The use of Low Impact Design principles can reduce the run-off volume and velocity, and filter contaminants. People and communities need to be considerate of the benefits of development that uses Low Impact Design principles.

10.6 GENERAL COASTAL ZONE

CONTEXT

The General Coastal Zone covers the largest area of all the zones in the coastal environment. This zone is generally rural with a coastal focus and natural character predominates.

The General Coastal Zone includes controls on development to preserve the natural character of the coastal environment and protect it from inappropriate subdivision and use. Due to the potential vulnerability of the natural environment, more is expected from developers of land in this zone in the way of preserving, and restoring the environment as part of development proposals.

The General Coastal Zone has controls aimed at preserving natural character and the restoration and enhancement of areas which may have been compromised by past land management practices. These controls reflect its coastal location and the inherent sensitivity of the coastal and adjoining marine environment and the vulnerability of these areas to change and development.

10.6.1 ISSUES

These issues supplement those set out in **Section 10.1**.

- 10.6.1.1 The preservation of the natural character of the General Coastal Zone, which is required by the Act, can be put under pressure by development that is not sympathetic to that character.
- 10.6.1.2 Many people are dependant on the use of land in the General Coastal Zone for their livelihood. Controls designed to sustainably manage natural and physical resources in this zone can impinge on the ability of people to continue to use their land for their livelihood.
- 10.6.1.3 Subdivision can permanently alter the appearance and use of land. Consequently it is desirable not only that subdivision is environmentally sensitive but also that it is subject to strict controls, including assessment criteria, to ensure that sustainable management of the coastal environment can be achieved.

10.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

These outcomes supplement those set out in **Section 10.2**.

- 10.6.2.1 A General Coastal Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources.
- 10.6.2.2 A General Coastal Zone where the natural character of the coastal environment is preserved from inappropriate subdivision, use and development.
- 10.6.2.3 A pattern of development which takes proper account of and provides appropriately for the management of the natural and physical resources of the coastal environment.

10.6.3 OBJECTIVES

These objectives supplement those set out in **Section 10.3**.

- 10.6.3.1 To provide for appropriate subdivision, use and development consistent with the need to preserve its natural character.
- 10.6.3.2 To preserve the natural character of the coastal environment and protect it from inappropriate subdivision, use and development.
- 10.6.3.3 To manage the use of natural and physical resources (excluding minerals) in the general coastal area to meet the reasonably foreseeable needs of future generations.

10.6.4 POLICIES

These policies supplement those set out in **Section 10.4**.

- 10.6.4.1 That a wide range of activities be permitted in the General Coastal Zone, where their effects are compatible with the preservation of the natural character of the coastal environment.
- 10.6.4.2 That the visual and landscape qualities of the coastal environment in be protected from inappropriate subdivision, use and development.

- 10.6.4.3 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the zone in regards to s6 matters, and shall avoid adverse effects as far as practicable by using techniques including:
- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
 - (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
 - (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
 - (d) through siting of buildings and development, design of subdivisions and provision of access, that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District. (Refer **Chapter 2** and in particular **Section 2.5** and Council's "*Tangata Whenua Values and Perspectives (2004)*");
 - (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
 - (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.
- 10.6.4.4 That controls be imposed to ensure that the potentially adverse effects of activities are avoided, remedied or mitigated as far as practicable.
- 10.6.4.5 Maori are significant land owners in the General Coastal Zone and therefore activities in the zone should recognise and provide for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.
- 10.6.4.6 The design, form, location and siting of earthworks shall have regard to the natural character of the landscape including terrain, landforms and indigenous vegetation and shall avoid, remedy or mitigate adverse effects on those features.

COMMENTARY

The objectives and policies of the General Coastal Zone are a subset of those for the coastal environment. As such they are aimed at a particular zone within the coastal environment and the particular constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible given the statutory requirement to preserve the natural character of the coastal environment.

This statutory requirement is given effect to by reducing the amount of built development that is allowed as of right compared with the Rural Production Zone. Also, the form of development is controlled in order to achieve the compatibility with the natural environment that is foreshadowed by the objectives and policies.

The objectives and policies recognise that some control or regulation of activities is necessary in order to ensure that environmental conditions are maintained. In addition however, they provide for flexibility through case by case assessments where activities do not comply with the rules.

There are roads within the District that have comparatively high levels of vehicle use (over 1,000 vehicle movements per day). There are also areas such as Department of Conservation reserves that are particularly sensitive to increased traffic movements. Both of these require particular consideration in terms of the management of traffic effects.

10.6.5 ZONE RULES

Activities in the General Coastal Zone must comply not only with the zone rules but also with the relevant rules in **Part 3 of the Plan - District Wide Provisions**. An activity may be permitted by the zone rules but may require a resource consent because it does not comply with one or more of the Rules in **Part 3**.

Particular attention is drawn to:

- (a) **Chapter 12 Natural and Physical Resources** (and the **District Plan Maps**);
- (b) **Chapter 13 Subdivision**;
- (c) **Chapter 14 Financial Contributions**;
- (d) **Section 15.1 Traffic, Parking and Access**;
- (e) **Chapter 16 Signs and Lighting**;
- (f) **Chapter 17 Designations and Utility Services** (and the **Zone Maps**).

10.6.5.1 PERMITTED ACTIVITIES

An activity is a permitted activity in the General Coastal Zone if:

- (a) it complies with the standards for permitted activities set out in **Rules 10.6.5.1.1 to 10.6.5.1.11** below; and
- (b) it complies with the relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**.

10.6.5.1.1 VISUAL AMENITY

The following are permitted activities in the General Coastal Zone:

- (a) any new building(s) not for human habitation provided that the gross floor area of any new building permitted under this rule, does not exceed 50m² or for human habitation provided that the gross floor area does not exceed 25m²; and
- (b) the exterior is coloured within the BS5252 standard colour palette range with a reflectance value of 30% or less or are constructed of natural materials which fall within this range; or
- (c) any alteration/addition to an existing building which does not exceed 50m², provided that any alteration/ addition does not exceed the height of the existing building and that any alteration/addition is to a building that existed at 28 April 2000; or
- (d) renovation or maintenance of any building.

Note: The effect of this rule is that a resource consent is needed for any new building(s) not for human habitation with a gross floor area of greater than 50m² or any building(s) for human habitation with a gross floor area of greater than 25m².

10.6.5.1.2 RESIDENTIAL INTENSITY

Residential development shall be limited to one unit per 20ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 19.7ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household.

Note: There is a separate residential activity rule applying to Papakainga Housing (refer to **Rule 10.6.5.2.1**).

10.6.5.1.3 SCALE OF ACTIVITIES

The total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed 4 persons per site or 1 person per 1ha of net site area whichever is the greater.

Provided that:

- (a) this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; and
- (b) this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; and
- (c) this number may be exceeded where persons are visiting marae.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

Exemptions: The foregoing limits shall not apply to activities of a limited duration required by normal farming and plantation forestry activities, provided that the activity shall comply with the requirements of s16 of the Act.

10.6.5.1.4 BUILDING HEIGHT

The maximum height of any building shall be 8m.

10.6.5.1.5 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of

Recession Plane in **Chapter 3 - Definitions**), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.

10.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 10%.

10.6.5.1.7 SETBACK FROM BOUNDARIES

- (a) no building shall be erected within 10m of any site boundary, except that on any site with an area of less than 5,000m², this setback shall be 3m from any site boundary;
- (b) no building for residential purposes shall be erected closer than 100m from the boundary of the Minerals Zone.

Where an application is made in terms of this rule, the owner and/or operator of any mine or quarry within the adjacent Minerals zone shall be considered an affected party. The written approval of the mine or quarry owner and/or operator shall be obtained. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application.

Provided that no building set-back shall be required in respect of any boundary which adjoins a Maritime Exemption Area and the proposed activity occupies space within the General Coastal Zone and the Maritime Exemption Area.

Attention is also drawn to the setback from **Lakes, Rivers, Wetlands and the Coastline** provisions in **Chapter 12.7**

Note 1: Rules in **Chapter 12.4 Natural Hazards** control the location of buildings in the Coastal Hazard Areas.

Note 2: This rule does not apply to the below ground components of wastewater disposal systems. However, provisions in **Chapter 12.7 – Lakes Rivers Wetlands and the Coastline** still apply to below ground components of wastewater treatment systems.

Attention is also drawn to the TP58 On-site Wastewater Systems: Design and Management Manual and the Regional Water and Soil Plan for Northland, as consent may be required.

10.6.5.1.8 TRANSPORTATION

Refer to **Chapter 15 – Transportation** for Traffic, Parking and Access rules.

10.6.5.1.9 KEEPING OF ANIMALS

Any building, compound or part of a site used for factory farming, boarding kennels or a cattery shall be located no closer than 50m from any site boundary except for a boundary which adjoins the Residential, Coastal Residential or Russell Township Zones where the distance shall be a minimum of 600m.

10.6.5.1.10 NOISE

All activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits at or within the boundary of any other site in this zone, or at any site zoned Residential, Russell Township or Coastal Residential, or at or within the notional boundary of any dwelling in any other rural or coastal zone:

0700 to 2200 hours	55 dBA L ₁₀
2200 to 0700 hours	45 dBA L ₁₀ and 70 dBA L _{max}

Exemptions: The foregoing limits shall not apply to activities of a limited duration required by normal farming and plantation forestry activities provided that the activity shall comply with the requirements of s16 of the Act.

Noise Measurement and Assessment:

Sound levels shall be measured in accordance with *NZS 6801:1991 "Measurement of Sound"* and assessed in accordance with *NZS 6802:1991 "Assessment of Environmental Sound"*.

The notional boundary is defined in *NZS 6802:1991 "Assessment of Environmental Sound"* as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

Construction Noise:

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with *NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work"*.

10.6.5.1.11 HELICOPTER LANDING AREA

A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

10.6.5.2 CONTROLLED ACTIVITIES

An activity is a controlled activity in the General Coastal Zone if:

- (a) it complies with all of the standards for permitted activities above, except for **Rule 10.6.5.1.1 Visual Amenity** and **10.6.5.1.5 Stormwater Management** above; and
- (b) it complies with **Rules 10.6.5.2.1 Papakainga Housing**, **10.6.5.2.2 Visual Amenity** or **10.6.5.2.3 Stormwater Management** below; and
- (c) it complies with the relevant standards for permitted or controlled activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council must approve an application for land use consent for a controlled activity but it may impose conditions on that consent.

10.6.5.2.1 PAKAINGA HOUSING

Papakainga housing is a controlled activity in the General Coastal Zone provided that:

- (a) it complies with all the standards for permitted activities in this zone and in **Part 3 of the Plan - District Wide Provisions**, except for the standards for visual amenity and residential intensity; and
- (b) each residential unit has at least 3,000m² surrounding the unit for its exclusive use.

Provided that the amount of land elsewhere on the site, in addition to the 3,000m² surrounding the unit, is not less than that which is required for the discretionary activity residential intensity standard (refer to **Rule 10.6.5.4.1** below).

In considering an application under this provision the Council will restrict the exercise of its control to the following matters:

- (i) the number and location of dwellings;
- (ii) the location and standard of access;
- (iii) screening and planting.

10.6.5.2.2 VISUAL AMENITY

Any new building(s) or alteration/additions to an existing building that does not meet the permitted activity standards in **Rule 10.6.5.1.1** are a controlled activity where the new building or building alteration/addition is located entirely within a building envelope that has been approved under a resource consent.

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) the size, bulk, and height of the building in relation to ridgelines and natural features;
- (ii) the colour and reflectivity of the building;
- (iii) the extent to which planting can mitigate visual effects;
- (iv) any earthworks and/or vegetation clearance associated with the building;
- (v) the location and design of associated vehicle access, manoeuvring and parking areas;
- (vi) the extent to which the building and any associated overhead utility lines will be visually obtrusive;
- (vii) the cumulative visual effects of all the buildings on the site;
- (viii) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
- (ix) the extent to which private open space can be provided for future uses;
- (x) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
- (xi) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

10.6.5.2.3 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 15% or 4,000m², whichever is the lesser.

In order for an activity to be regarded as a controlled activity, a report must be prepared to demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off to no more than the levels that would result from the permitted threshold of buildings and other impermeable surface coverage in **Rule 10.6.5.1.6**. Any report required by this rule shall be prepared by a Chartered Professional Engineer or other suitably qualified person and must be provided to Council with an application for resource consent.

Note: The Verification Method E1/VM1 in the New Zealand Building Code (1992), Clause E1 Surface Water, can be utilised to demonstrate compliance with this rule.

Note: If no report is provided with the application, or if the report cannot demonstrate the likely effects of the activity on stormwater run-off and the means of mitigating run-off, then the activity becomes a discretionary activity.

In assessing an application under this provision the Council will restrict the exercise of its discretion to:

- (a) the extent to which building site coverage and Impermeable Surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;
- (b) the extent to which Low Impact Design principles have been used to reduce site impermeability;
- (c) any cumulative effects on total catchment impermeability;
- (d) the extent to which building site coverage and Impermeable Surfaces will alter the natural contour or drainage patterns of the site or disturb the ground and alter its ability to absorb water;
- (e) the physical qualities of the soil type;
- (f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;
- (g) the extent to which paved, Impermeable Surfaces are necessary for the proposed activity;
- (h) the extent to which landscaping and vegetation may reduce adverse effects;
- (i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

10.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

An activity is a restricted discretionary activity in the General Coastal Zone if:

- (a) it does not comply with any one of the following **Rules 10.6.5.1.1 Visual Amenity; 10.6.5.1.4 Building Height; 10.6.5.1.5 Sunlight; 10.6.5.1.7 Setback from Boundaries** and/or **10.6.5.1.10 Noise**; but
- (b) it complies with all of the other rules for permitted activities under **Rules 10.6.5.1** and **10.6.5.2**; and
- (c) it complies with **Rules 10.6.5.3.1 Visual Amenity; 10.6.5.3.2 Building Height; 10.6.5.3.3 Sunlight; 10.6.5.3.4** and **Setback from Boundaries; 10.6.5.3.5 Noise** below; and
- (d) it complies with the relevant standards for permitted, controlled or restricted discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council may approve or refuse an application for a restricted discretionary activity, and it may impose conditions on any consent.

In assessing an application for a restricted discretionary activity, the Council will restrict the exercise of its discretion to the specific matters listed for each rule below, or where there is no rule, to the specific matters listed below under the appropriate heading.

10.6.5.3.1 VISUAL AMENITY

The following are restricted discretionary activities in the General Coastal Zone:

- (a) any new building(s); or
- (b) alteration/addition to an existing building

that do not meet the permitted activity standards in **Rule 10.6.5.1.1** where the new building or building alteration/addition is located partially or entirely outside a building envelope that has been approved under a resource consent.

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (i) the location of the building;
- (ii) the size, bulk, and height of the building in relation to ridgelines and natural features;
- (iii) the colour and reflectivity of the building;
- (iv) the extent to which planting can mitigate visual effects;
- (v) any earthworks and/or vegetation clearance associated with the building;
- (vi) the location and design of associated vehicle access, manoeuvring and parking areas;
- (vii) the extent to which the building and any associated overhead utility lines will be visually obtrusive;
- (viii) the cumulative visual effects of all the buildings on the site;
- (ix) the degree to which the landscape will retain the qualities that give it its naturalness, visual and amenity values;
- (x) the extent to which private open space can be provided for future uses;
- (xi) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
- (xii) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

10.6.5.3.2 BUILDING HEIGHT

The maximum height of any building shall be 9m.

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;
- (b) the ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.

10.6.5.3.3 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 3m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**), for a length not exceeding 25% of the relevant boundary.

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;
- (b) the location and proximity of adjacent residential units, and the outdoor space used by those units;
- (c) the ability to mitigate any adverse effects of loss of sunlight.

10.6.5.3.4 SETBACK FROM BOUNDARIES

In assessing an application resulting from a breach of **Rule 10.6.5.1.7 Setback from Boundaries** the matters to which the Council will restrict its discretion are:

- (a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;
- (b) the extent to which the buildings restrict visibility for access and egress of vehicles;
- (c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;
- (d) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas;
- (e) for residential purposes located within 100m of Minerals Zone:
 - (i) the position of the building platform(s) in relation to the mine or quarry;
 - (ii) the likelihood of the mine or quarry causing environmental effects, especially noise and the loss of amenity values, that will impact adversely on the occupiers of the proposed residential building;

- (iii) the effectiveness of any mitigation measures proposed.

Where an application is required under this rule, the owner and/or operator of any mine or quarry within the adjacent Minerals zone shall be considered an affected party. Where the written approval of the mine or quarry owner and/or operator has been obtained, the application will be non-notified.

10.6.5.3.5 NOISE

In assessing an application resulting from a breach of **Rule 10.6.5.1.10 Noise** the matters to which the Council will restrict its discretion are:

- (a) the character, level and duration of noise from any activity as received at the notional boundary of another site;
- (b) the hours of operation in relation to the surrounding environment;
- (c) the effectiveness of any noise mitigation measures proposed.

10.6.5.4 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity in the General Coastal Zone if:

- (a) it complies with **Rules 10.6.5.4.1 Residential Intensity; 10.6.5.4.2 Transportation; 10.6.5.4.3 Scale of Activities** and **10.6.5.4.5 Helicopter Landing Areas** and/or **10.6.5.4.4 Integrated Development** below; and
- (b) it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**; but
- (c) it does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone as set out under **Rules 10.6.5.1; 10.6.5.2 and 10.6.5.3** above.

The Council may impose conditions of consent on a discretionary activity or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under **Chapter 11**.

If an activity does not comply with the standards for a discretionary activity, it will be a non-complying activity in this zone.

10.6.5.4.1 RESIDENTIAL INTENSITY

Residential development shall be limited to one unit per 6ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 2,000m² for its exclusive use surrounding the unit, plus a minimum of 5.8ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household.

10.6.5.4.2 TRANSPORTATION

Refer to Chapter 15 – Transportation for Traffic, Parking and Access rules.

10.6.5.4.3 SCALE OF ACTIVITIES

Where the total number of people engaged at one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household, does not comply with **Rule 10.6.5.1.3** it is a discretionary activity.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

10.6.5.4.4 INTEGRATED DEVELOPMENT

Notwithstanding the rules in this zone relating to the management of the effects of activities, an application for integrated development of activities only on Maori freehold land and Maori customary land and Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993) may be made where the proposed development does not comply with one or more of the rules.

This rule applies to Maori customary land, Maori freehold land and Crown land reserved for Maori for activities including papakainga housing, marae and associated buildings.

Integrated development plans will be considered in the context of other whanau and hapu lands in the vicinity, including an acknowledgement of areas of open space, reserves, natural vegetation and other amenities already provided by the land owning groups concerned.

A management plan for integrated development under this rule shall include information on the following where relevant and necessary for a sufficient understanding of the proposal:

- (a) a plan showing the location of the property (including property boundaries), topography, adjoining uses, location of the activities proposed in the application, existing vegetation (type and location), drainage patterns, existing and proposed access road/s, location of any outstanding landscapes or natural features, location of any covenanted or otherwise protected areas;
- (b) a description of the purpose of the application and the activities which are proposed;
- (c) a description of the degree (if any) to which the proposed development will exceed the standards set for permitted, controlled, restricted discretionary and discretionary activities in the zone;
- (d) details of the staging (if any) which is proposed;
- (e) a description of any heritage resources on the property;
- (f) other information which is relevant to any assessment of the effects of the application, is as follows:
 - (i) details of provisions made for sewage and stormwater disposal, including Low Impact Design for reduced site impermeable area;
 - (ii) details of any earthworks;
 - (iii) details of the geotechnical aspects of the property;
 - (iv) details of any natural hazard areas and the measures which will be taken to avoid any adverse effects;
 - (v) details of the measures (if any) to protect indigenous vegetation and habitats, outstanding landscapes and natural features, heritage resources and riparian margins;
 - (vi) the extent to which areas of open space, reserves, natural vegetation and other amenities are already provided by the land owning group on other whanau and hapu lands in the vicinity.

In assessing an application under this rule the Council will have regard to the following matters:

- (i) the objectives and policies of the Plan;
- (ii) the degree to which the application exceeds the standards for the zone;
- (iii) the degree to which the potential effects of the application have been avoided, remedied or mitigated;
- (iv) any other matter which it determines to be relevant to the application.

Note: Attention is drawn to **Rule 13.9.2 Management Plans** which provides for a once-off opportunity for integrated development which results in superior outcomes to more traditional forms of use and development for land which is not either Maori freehold land, Maori customary land or Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993).

10.6.5.4.5 HELICOPTER LANDING AREA

A helicopter landing area within 200m of the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

10.6.5.5 NON-COMPLYING ACTIVITIES

An activity is a non-complying activity in the General Coastal Zone if it:

- (a) complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**; but
- (b) does not comply with one or more of the standards for a discretionary activity in this zone as set out under **Rules 10.6.5.4** above.

The Council may impose conditions of consent on a non-complying activity or it may refuse consent to the application. When considering a non-complying activity application, the Council will have regard to the assessment criteria set out under **Chapter 11**.

8 RURAL ENVIRONMENT

CONTEXT

The majority of the land in the Far North is, and will remain, rural, where rural production is the main activity but there are distinct differences in rural character and amenity across the various rural areas. There is also a greater sense of nature and of open space in the rural environment than in the more densely settled areas.

Much of the rural environment is also coastal. The Act places particular responsibilities on councils to preserve the natural character of the coastal environment and for this reason it is differentiated from that part of the rural environment that does not have a significant coastal character.

Because of the lower density of development in the rural area and generally larger site sizes, there is a perception that the likelihood of adverse effects occurring from activities is less than it may be in more densely settled areas, or at least that adverse effects are more easily “absorbed” within the site.

The consequence is that controls on activities in the rural environment generally enable a wide range of complementary rural activities to occur whilst avoiding, remedying, or mitigating any adverse effects on the environment. The various zone provisions supported by other controls in **Part 3 of the Plan – District Wide Provisions** are designed to protect the natural and physical resources of the rural environment.

However, the rural land resource is also sometimes preferred by developers as an alternative location to establish industrial and commercial activities, especially on approach roads, relatively close to existing urban settlements. This can result in cumulative effects and impact on the efficient delivery of infrastructure. Zone provisions are designed to allow for activities that do not detract from the amenity values associated with the rural environment’s attributes and character and that further contribute to the efficient use of the District’s physical resources such as infrastructure.

The character of the rural environment is constantly changing. These changes are largely in response to economic imperatives. They take the form of changes in farming and forestry practices and the type of productive activities that take place on the land, hence the zone name “Rural Production”. They also result in the expansion of rural residential living on relatively small rural lots in some areas. Conflicts between land uses can arise due to these changes. For example, where countryside living occurs, the effects of odour, spraydrift and noise on residents becomes an issue. The Plan is designed to take account of the likely pressures for and consequences of change in the rural environment including settlement patterns for rural villages.

8.1 ISSUES

- 8.1.1 The subdivision, use and development of rural land can have adverse effects on the environment.
- 8.1.2 The requirement of the Plan to be effects-based places emphasis on the need to define effects and the minimum standards to be applied to those effects.
- 8.1.3 The loss of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a result of land use activities in the rural environment.
- 8.1.4 The effects of activities within the rural environment and between the rural and urban environments are not always compatible. The management of the effects of the change in activities which occur within the rural environment and on the rural-urban fringe as a result of the expansion of urban areas onto rural land is an issue.
- 8.1.5 The requirement to sustainably manage rural resources has implications both for the use of land and for its subdivision.
- 8.1.6 The effects of inappropriate subdivision, use and development on outstanding natural features and landscapes.
- 8.1.7 There is a risk that adverse environmental effects can result from incompatible activities located close together, including cumulative effects in near urban areas.
- 8.1.8 Inappropriate subdivision, use and development can adversely impact on the amenity values of the rural environment
- 8.1.9 Activities and services that have a functional relationship with rural production may be more efficient and appropriate to establish within the rural environment rather than more densely settled areas.

- 8.1.10 Inappropriate use and development along approach roads to town centres and domestic airports can adversely impact on prevailing character and amenity values.
- 8.1.11 Loss of rural production land due to development pressure from non-rural activities.

8.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 8.2.1 A rural environment where natural and physical resources are managed sustainably.
- 8.2.2 A rural environment in which a wide variety of activities is enabled, consistent with safeguarding the life supporting capacity of air, water, soil and ecosystems.
- 8.2.3 A dynamic rural environment which is constantly changing to meet the social and economic needs of the District's communities through the sustainable management of natural and physical resources.
- 8.2.4 The maintenance of areas of significant indigenous vegetation and significant habitats of indigenous fauna including aquatic habitats, and an increase in such areas that are formally protected.
- 8.2.5 Adverse effects arising from potentially incompatible activities are avoided, remedied or mitigated.
- 8.2.6 The maintenance of values associated with outstanding natural features and landscapes in the rural environment.
- 8.2.7 A rural environment where change is acknowledged whilst amenity values are maintained and enhanced to a level that is consistent with the productive intent of the zone

8.3 OBJECTIVES

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- 8.3.5 To protect outstanding natural features and landscapes.
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.
- 8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.
- 8.3.9 To enable rural production activities to be undertaken in the rural environment.
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

8.4 POLICIES

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.
- 8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.

- 8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.
- 8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).
- 8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.
- 8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.
- 8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

8.5 METHODS OF IMPLEMENTATION

DISTRICT PLAN METHODS

- 8.5.1 Policies will be implemented through the pattern of zoning and zone rules and through the rules relating to subdivision (**Chapter 13**).
- 8.5.2 Integrated development is provided for in the rules to promote innovative land uses, and to enable tangata whenua to utilise ancestral land.
- 8.5.3 Financial contributions (refer **Chapter 14**) towards provision of car parking associated with non-residential activities and esplanade areas may be required. The amount of contribution will take account of the need for such services.
- 8.5.4 Protection and enhancement of indigenous flora and fauna is provided for in **Section 12.2**.
- 8.5.5 Protection and enhancement of outstanding natural features and landscapes is provided for in **Section 12.1**.

OTHER METHODS

- 8.5.6 Non regulatory methods including education, publicity and incentives that encourage activities that are compatible with the surrounding environment.
- 8.5.7 Education is an important method. The Council will provide information to landowners and the public generally about sustainable management of the rural environment.
- 8.5.8 Liaison with the Northland Regional Council concerning education, co-ordination of work programmes, policy development and plan administration.
- 8.5.9 Incentives will be made available to assist landowners to protect areas of significant indigenous vegetation and habitats of indigenous fauna.
- 8.5.10 In conjunction with the Northland Regional Council, explore the feasibility of setting up a register of contractors who are specially trained in good environmental practices and licensed to carry out their work in accordance with approved codes of practice. Work undertaken by a licensed contractor that complies with the relevant Code of Practice would not require a property-specific resource consent.
- 8.5.11 The Council will promote the use of Low Impact Design principles to reduce site impermeability and provide education material to increase awareness.

COMMENTARY

The objectives, policies and methods of the rural environment are intended to give effect to the purpose of the Act. They also take account of the particular nature of the rural environment of the district. Accordingly emphasis is placed on enabling a wide range of activities to take place, limited only by the need to ensure that environmental quality is maintained.

Impermeable surfaces are inevitable as development continues to occur in the Far North District. Impermeable surfaces generate stormwater run-off that can contribute to flooding, erosion and the release of contaminants into waterways. The use of Low Impact Design principles can reduce the run-off volume and velocity, and filter contaminants. People and communities need to be considerate of the benefits of development that uses Low Impact Design principles.

8.6 RURAL PRODUCTION ZONE

CONTEXT

The Rural Production Zone applies over the majority of the rural part of the District other than those areas defined as Coastal, Rural Living or set aside for Recreation, Conservation or Minerals. The zone is predominantly a working productive rural zone, hence its name.

The zone contains environmental and amenity standards which will enable the continuation of the wide range of existing and future activities, compatible with normal farming and forestry activities, and with rural lifestyle and residential uses, while ensuring that the natural and physical resources of the rural area are managed sustainably. Activities that are ancillary to farming or forestry may also have a functional need to be within the rural environment, however, such rural processing and servicing activities may be less compatible in more intensively settled locations. The standards in the Rural Production Zone are also aimed at enabling farming and activities ancillary to rural production whilst maintaining and enhancing amenity values associated with the rural environment, and at minimising the likelihood and risk of incompatible land uses establishing in proximity to each other.

The provisions of the Rural Production Zone are complemented by the subdivision rules and the general rules relating to protection of environmental matters such as landscapes and indigenous flora and fauna, and having regard to amenity values.

The zone contains specific amenity standards designed to protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.

8.6.1 ISSUES

These issues supplement those set out in **Section 8.1**.

- 8.6.1.1 People who are dependant on the use of land in the Rural Production Zone for their livelihood can be adversely affected by controls designed to ensure sustainable management of natural and physical resources.
- 8.6.1.2 The sustainable management of natural and physical resources in the Rural Production Zone could be under threat in the absence of controls designed to avoid, remedy or mitigate the adverse effects of activities, including cumulative effects.
- 8.6.1.3 The use of land for rural production activities can be adversely affected by the establishment of incompatible activities.
- 8.6.1.4 Inappropriate subdivision, land use and development in the Rural Production Zone can lead to adverse cumulative effects, the degradation of amenity values, as well as increase conflict with existing activities (reverse sensitivity).
- 8.6.1.5 Some activities and services have a functional need to be located in rural environments so as to enable rural productivity and contribute to the well-being of individuals and communities.

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

These outcomes supplement those set out in **Section 8.2**.

- 8.6.2.1 A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources and compatible with the productive intent of the zone.
- 8.6.2.2 A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.
- 8.6.2.3 A Rural Production Zone where the adverse cumulative effects of activities are managed and amenity values are maintained and enhanced.
- 8.6.2.4 A Rural Production Zone where the adverse effects of incompatible activities are avoided, remedied or mitigated.

8.6.3 OBJECTIVES

These objectives supplement those set out in **Section 8.3**.

- 8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.
- 8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.
- 8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone..
- 8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.
- 8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.
- 8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.
- 8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.
- 8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.
- 8.6.3.9 To enable rural production activities to be undertaken in the zone.

8.6.4 POLICIES

These policies supplement those set out in **Section 8.4**.

- 8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.
- 8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.
- 8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.
- 8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.
- 8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.
- 8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.
- 8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.
- 8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities
- 8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

COMMENTARY

The objectives and policies of the Rural Production Zone are a subset of those for the rural environment. As such they are aimed at a particular zone within the rural environment and the particular constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible in order to ensure that rural productivity is not stifled and that other activities can

establish where their significant adverse effects are avoided remedied or mitigated on rural production or the natural and physical environment, including its people.

There is an emphasis on non-regulatory methods including education, incentives and publicity. This is because regulation has a negative connotation whereas non-regulatory methods are more positive.

The provision for integrated development clearly indicates that thinking “outside the square”, and development that is innovative but provides for the protection of the environment, is to be encouraged.

The entrance to the township of Kerikeri along Kerikeri Road from SH10 is an important part of the town's identity for local residents and visitors alike. The road side stalls, tourist orientated enterprises, extensive landscape planting and shelter belts, add to the character of the entrance to Kerikeri, which is one of a mature landscape in which built form is well integrated with the surrounding vegetation. Specific requirements for building setbacks, landscape planting, vehicle parking and vehicle access will ensure that these special amenity values are recognised and protected.

There are roads within the District that have comparatively high levels of vehicle use. These require particular consideration in terms of the management of traffic effects.

8.6.5 ZONE RULES

Activities in the Rural Production Zone must comply not only with the zone rules but also with the relevant rules in **Part 3 of the Plan - District Wide Provisions**. An activity may be permitted by the zone rules but may require a resource consent because it does not comply with one or more of the rules in **Part 3**.

Particular attention is drawn to:

- (a) **Chapter 12 Natural and Physical Resources** (and the **District Plan Maps**);
- (b) **Chapter 13 Subdivision**;
- (c) **Chapter 14 Financial Contributions**;
- (d) **Chapter 15 Transportation**;
- (e) **Chapter 16 Signs and Lighting**;
- (f) **Chapter 17 Designations and Utility Services** (and the **Zone Maps**).

Attention is also drawn to **Section 18.3 Waimate North Zone** (and **Zone Maps**). This special zone replaces the general zone for an area of land centred on Showgrounds Rd, Waimate North.

Particular attention is also drawn to **Rules 15.2.5.1.1 & 15.2.5.1.2** in **Chapter 15.2 Airports** which may result in an activity that is a permitted activity under **Rule 8.6.5.1** below no longer being permitted because of its proximity to the airport protection surfaces and runways of the Kaitaia, Kerikeri and Kaikohe Airports.

8.6.5.1 PERMITTED ACTIVITIES

An activity is a permitted activity in the Rural Production Zone if:

- (a) it complies with the standards for permitted activities set out in **Rules 8.6.5.1.1 to 8.6.5.1.12** below; and
- (b) unless otherwise specified in the rule it complies with the relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**.

8.6.5.1.1 RESIDENTIAL INTENSITY

Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.

Note: There is a separate residential intensity rule applying to Papakainga Housing (refer to **Rule 8.6.5.2.2**).

8.6.5.1.2 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the

measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.

Exemptions: crop protection structures not exceeding 6m in height.

8.6.5.1.3 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

8.6.5.1.4 SETBACK FROM BOUNDARIES

No building shall be erected within 10m of any site boundary; with the following exceptions;

- (a) no accessory building shall be erected within 3m of boundaries other than road boundaries, on sites less than 5000m²;
- (b) no crop protection structures shall be located within 3m of boundaries;
- (c) no building shall be erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive;
- (d) no building for residential purposes shall be erected closer than 100m from any zone boundary with the Minerals Zone;
- (e) no building shall be erected within the building line restriction area as marked in **Appendix 6C**, located immediately north of the Te Waimate Heritage Precinct. Any proposed building to be erected within this building line restriction area shall be deemed a discretionary activity and the Heritage New Zealand Pouhere Taonga will be considered an affected party to any such application made under this rule.

Note: This rule does not apply to the below ground components of wastewater disposal systems. However, provisions in **Chapter 12.7 – Lakes Rivers Wetlands and the Coastline** still apply to below ground components of wastewater treatment systems.

Attention is also drawn to the *TP58 On-site Wastewater Systems: Design and Management Manual* and the Regional Water and Soil Plan for Northland, as consent may be required.

8.6.5.1.5 TRANSPORTATION

Refer to **Chapter 15 – Transportation** for Traffic, Parking and Access rules

8.6.5.1.6 KEEPING OF ANIMALS

- (a) Any building, compound or part of a site used for factory farming or a cattery, shall be located no closer than 50m from any site boundary, except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.
- (b) Any building, compound or part of a site used for a boarding kennel shall be located no closer than 300 metres from any site boundary except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.

8.6.5.1.7 NOISE

- (a) All activities except Temporary Military Training Activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone:

0700 to 2200 hours	65 dBA L ₁₀
2200 to 0700 hours	45 dBA L ₁₀ and 70 dBA L _{max}

Exemptions: The foregoing noise limits shall not apply to airport operations at Kaitaia, Kerikeri and Kaikohe including aircraft being operated during or immediately before or after flight. For the purposes of this exemption aircraft operations shall include all aircraft activity from start up to shut down of engines. The noise limits shall also not apply to activities periodically required by normal farming and plantation forestry activities and the use of aircraft, provided that the activity shall comply with the requirements of s.16 of the Act.

Noise Measurement and Assessment:

Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound".

The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

Construction Noise:

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

- (b) Noise limits for Temporary Military Training Activities are as follows:

Time (Any Day)	Limits (dBA)		
	L ₁₀	L ₉₅	L _{max}
0630 to 0730	60	45	70
0730 to 1800	75	60	90
1800 to 2000	70	55	85
2000 to 0630	55		

Impulse noise resulting from the use of explosives, explosives simulators or small arms shall not exceed 122 dBC.

Temporary Military Training Activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within the notional boundary of any dwelling, or residential institution, or educational facility within the district.

8.6.5.1.8 BUILDING HEIGHT

The maximum height of any building shall be 12m.

8.6.5.1.9 HELICOPTER LANDING AREA

A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

8.6.5.1.10 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.

8.6.5.1.11 SCALE OF ACTIVITIES

For activities other than those provided for in the exemptions below, the total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed

- For activities ancillary to farming or plantation forestry activities, 8 persons per site or 2 person per 1 hectare of net site area, whichever is the greater
- For all other activities, 4 persons per site or 1 person per 1 hectare of net site area, whichever is the greater.

Provided that:

- this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; or
- this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; or
- this number may be exceeded where persons are visiting marae.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

Exemptions: the foregoing limits shall not apply to farming and forestry or Temporary Military Training activities. All other activities shall comply with the requirements of s16 of the Act.

Note: a definition of Activities Ancillary to Farming or Forestry, is contained in Chapter 3 and reads as follows:

Processing and packaging facilities for farming, forestry, and any rural industry that is dependent primarily on the direct handling of raw produce, or that primarily supplies services to farming, horticulture, or forestry. Includes premises used for the manufacture of dairy products, abattoirs, timber processing, stock yards and sale yards, cool stores and pack houses and rural contractor depots.

8.6.5.1.12 TEMPORARY EVENTS

Temporary events are a permitted activity in the zone, provided that:

- (a) the activity does not have a duration of more than two days;
- (b) the activity does not operate-outside the hours of 6.30am to 10pm on each day;
- (c) the activity does not involve the assembly of more than 500 persons on each day;
- (d) the activity complies with excavation and/or filling rules as contained in Chapter 12.3 of Part 3 of the District Plan (and/or any necessary Earthworks Permit has been obtained);
- (e) prior to the event, a Traffic Management Plan (including parking) has been approved by the Council's Roading Engineer, or by NZTA representatives where access is off State Highway, or where traffic to and from the event will impact on State Highways in the vicinity. The approved plan is to be lodged with Council's Resource Consents Manager or other duly delegated officer at least 20 days prior to the event taking place, and be complied with for the duration of the event.

Note 1: A temporary event need not comply with the Zone rules nor the Traffic Parking and Access provisions of Chapter 15.1. A temporary event must otherwise comply with the District Wide rules and those matters specified within the rule itself.

Exemptions: The foregoing limits shall not apply to temporary military training activities and temporary structures associated with the temporary event.

Note: a definition of Temporary Events is contained in Chapter 3 and reads as follows:

A temporary event is an infrequent event held outside a dedicated venue such as a showground or sports field which occurs no more frequently than once in any twelve month period on a particular site. It can encompass entertainment, cultural, educational and sporting events. It includes temporary removable structures associated with the event but does not include permanently licensed premises or Temporary Military Training Activities.

8.6.5.2 CONTROLLED ACTIVITIES

An activity is a controlled activity in the Rural Production Zone if:

- (a) it complies with all of the standards for permitted activities except for any one of the following **Rules 8.6.5.1.3 Stormwater Management; 8.6.5.1.7(b) Noise Limits for Temporary Military Training** above and/or **8.6.5.1.10 Building Coverage** above; and;
- (b) it complies with **Rules 8.6.5.2.1 Stormwater Management; 8.6.5.2.2 Papakainga Housing; 8.6.5.2.3 Minor Residential Unit and/or 8.6.5.2.4 Noise Limits for Temporary Military Training** and/or **8.6.5.2.5 Building Coverage** below; and
- (c) it complies with the relevant standards for permitted or controlled activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council must approve an application for a land use consent for a controlled activity but it may impose conditions on that consent.

8.6.5.2.1 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

In considering an application under this provision the Council will restrict the exercise of its control to:

- (a) the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;
- (b) the extent to which Low Impact Design principles have been used to reduce site impermeability;
- (c) any cumulative effects on total catchment impermeability;

- (c) the extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage of the site or disturb the ground and alter its ability to absorb water;
- (e) the physical qualities of the soil type;
- (f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;
- (g) the extent to which paved, impermeable surfaces are necessary for the proposed activity;
- (h) the extent to which landscaping and vegetation may reduce adverse effects of run-off;
- (i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

8.6.5.2.2 PAPAKAINGA HOUSING

Papakainga housing is a controlled activity in the Rural Production Zone provided that:

- (a) it complies with all the standards for permitted activities in this zone and in **Part 3 - District Wide Provisions**, except for the standards for residential intensity; and
- (b) each residential unit has at least 3,000m² surrounding the unit for its exclusive use;

provided that the amount of land elsewhere on the site, in addition to the 3,000m² surrounding the unit, is not less than that required for the discretionary activity residential intensity standard (refer to **Rule 8.6.5.4.1**).

In considering an application under this provision, the Council will restrict the exercise of its control to the following matters:

- (i) the number and location of dwellings;
- (ii) the location and standard of access;
- (iii) screening and planting.

8.6.5.2.3 MINOR RESIDENTIAL UNIT

Minor residential units are a controlled activity in the zone provided that:

- (a) there is no more than one minor residential unit per site;
- (b) the site has a minimum net site area of 5000m²
- (c) the minor residential unit shares vehicle access with the principal dwelling;
- (d) the separation distance of the minor residential unit is no greater than 30m from the principal dwelling.

In considering an application under this provision, the Council will restrict the exercise of its control to the following matters:

- (i) the extent of the separation between the principal dwelling and the minor residential unit;
- (ii) the degree to which design is compatible with the principal dwelling;
- (iii) the extent that services can be shared;
- (iv) the ability to mitigate any adverse effects by way of provision of landscaping and screening;
- (v) the location of the unit.

Note: a definition of Minor Residential unit is contained in Chapter 3 and reads as follows:

Means a residential unit that:

- (i) is not more than 65m² GFA, plus an attached garage or carport with GFA not exceeding 18m² (for the purpose of vehicle storage, general storage and laundry facilities). The garage area shall not be used for living accommodation;
- (ii) is subsidiary to the principal dwelling on the site; and,
- (iii) is located and retained within the same Certificate of Title as the principal dwelling on the site.

8.6.5.2.4 NOISE LIMITS FOR TEMPORARY MILITARY TRAINING

In considering a controlled activity application resulting from a breach of **Rule 8.6.5.1.7(b) Noise Limits for Temporary Military Training** the Council will restrict the exercise of its control to:

- (a) the location, duration and frequency of any noise emissions.

8.6.5.2.5 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a controlled activity if the total Building Coverage of a site does not exceed 15% of the gross site area.

In assessing an application under this provision the Council will restrict the exercise of its discretion to:

- (a) the ability to provide adequate landscaping for all activities associated with the site;
- (b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment;
- (c) the scale and bulk of the building in relation to the site;
- (d) the extent to which private open space can be provided for future uses;
- (e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment;
- (f) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
- (g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects;
- (h) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

8.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

An activity is a restricted discretionary activity in the Rural Production Zone if:

- (a) it does not comply with any one of the following **Rules 8.6.5.1.1 Residential Intensity, 8.6.5.1.2 Sunlight, 8.6.5.1.4 Setback from Boundaries, 8.6.5.1.5 Transportation, 8.6.5.1.7 Noise and 8.6.5.1.8 Building Height; and 8.6.5.1.11(i) Scale of Activities**, as set out above; but
- (b) it complies with all of the other rules for permitted and controlled activities under **Rules 8.6.5.1 and 8.6.5.2**; and
- (c) it complies with **Rules 8.6.5.3.1 Transportation, 8.6.5.3.2 Building Height, 8.6.5.3.3 Sunlight, 8.6.5.3.4 Setback from Boundaries, 8.6.5.3.5 Noise and 8.6.5.3.6 Residential Intensity; and 8.6.5.3.7 Scale of Activities** below; and
- (d) it complies with the relevant standards for permitted, controlled or restricted discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council may approve or refuse an application for a restricted discretionary activity, and it may impose conditions on any consent.

In assessing an application for a restricted discretionary activity, the Council will restrict the exercise of its discretion to the specific matters listed for each rule below, or where there is no rule, to the specific matters listed below under the appropriate heading.

8.6.5.3.1 TRANSPORTATION

Refer to **Chapter 15 – Transportation** for Traffic, Parking and Access rules

8.6.5.3.2 BUILDING HEIGHT

The maximum height of any building shall be 15m.

In assessing application under this provision the Council will restrict the exercise of its discretion to:

- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;
- (b) the ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.

8.6.5.3.3 SUNLIGHT

In assessing an application resulting from a breach of **Rule 8.6.5.1.2 Sunlight** the matters to which the Council will restrict its discretion are:

- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;
- (b) the location and proximity of adjacent residential units, and the outdoor space used by those units;
- (c) the ability to mitigate any adverse effects of loss of sunlight.

8.6.5.3.4 SETBACK FROM BOUNDARIES

In assessing an application resulting from a breach of **Rule 8.6.5.1.4 Setback from Boundaries** the matters to which the Council will restrict its discretion are:

- (a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;
- (b) the extent to which the buildings restrict visibility for access and egress of vehicles;
- (c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;
- (d) for sites having a frontage with Kerikeri Road (between its intersection with SH10 and Cannon Drive:
 - (i) the scale of the buildings;
 - (ii) the extent of set back from Kerikeri Road;
 - (iii) the visual appearance of the site from the Kerikeri Road frontage;
 - (iv) the extent to which the building(s) are in harmony with landscape plantings and shelter belts;
- (e) for residential buildings located within 100m of Minerals Zone:
 - (i) the position of the building platform(s) in relation to the mine or quarry;
 - (ii) the likelihood of the mine or quarry causing environmental effects, especially noise and loss of amenity values, that will impact adversely on the occupiers of the proposed residential building;
 - (iii) the effectiveness of any mitigation measures proposed;

Where an application is required under this rule, the owner and/or operator of any mine or quarry within the adjacent Minerals Zone shall be considered an affected party. Where the written approval of the owner and the mine or quarry operator has been obtained, the application will be non-notified.

- (f) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

8.6.5.3.5 NOISE

In assessing an application resulting from a breach of **Rule 8.6.5.1.7 Noise** the matters to which the Council will restrict its discretion are:

- (a) the character, level and duration of noise from any activity as received at the boundary, or notional boundary of another site;
- (b) the hours of operation in relation to the surrounding environment;
- (c) the effectiveness of any noise mitigation measures proposed.

8.6.5.3.6 RESIDENTIAL INTENSITY

Excluding a Minor Residential Unit, which is covered in **Rule 8.6.5.2.3**, residential development shall be limited to one unit per 4ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 3.7ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household, provided that all other standards for permitted, controlled and restricted discretionary activities are complied with.

Note: There is a separate residential intensity rule applying to Papakainga Housing (refer to **Rule 8.6.5.2.2**).

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (a) effects on the natural character of the coastal environment for proposed residential units which are in the coastal environment;
- (b) for residential units within 500m of land administered by the Department of Conservation, effects upon the ability of the Department to manage and administer its land;
- (c) effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
- (d) the mitigation of fire hazards for health and safety of residents.
- (e) the character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated;

- (f) the siting of the building(s), decks and outdoor areas relative to adjacent dwellings and properties (including the road boundary) in order to avoid visual domination and loss of privacy and sunlight to those adjacent dwellings and properties;
- (g) the size, location and design of open space associated with each residential unit, and the extent to which trees and garden plantings are utilised for mitigating adverse effects;
- (h) the ability of the immediate environment to cope with the effects of additional vehicular and pedestrian traffic;
- (i) any servicing requirements and/or constraints of the site;
- (j) the ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s);
- (k) the extent of visual and aural privacy between residential units on the site and their associated outdoor spaces;
- (l) The extent to which the location of the building could create reverse sensitivity effects on adjacent rural production activities.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of the harbours is to be established by multiplying the width of the river mouth by five.

8.6.5.3.7 SCALE OF ACTIVITIES

Activities ancillary to farming or forestry that breach **Rule 8.6.5.1.11(i) Scale of Activities** are a Restricted Discretionary Activity. The matters to which the Council will restrict its discretion when assessing an application resulting from a breach are:

- (a) the effects of the proposed activity on the continued operation, or future expansion, of the existing activities in the surrounding area.
- (b) the extent to which the activity has a functional need to be located in the rural environment so as to support rural productivity;
- (c) the siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage in order to avoid visual domination and loss of privacy and sunlight;
- (d) the size, location and design of open space and the extent to which trees and plantings are utilised for mitigating adverse effects
- (e) the location and design of vehicular traffic and pedestrian access, on-site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic;
- (f) the location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road;
- (g) the extent to which hours of operation are appropriate in terms of the surrounding environment;
- (h) noise generation and the extent to which reduction measures are used;
- (i) any servicing requirement and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater;
- (j) where a property is adjacent to a public reserve, the potential impacts on the public use and enjoyment of that reserve.

Note: Activities on a site, other than activities ancillary to farming or forestry that do not comply with **Rule 8.6.5.1.11(ii)** are a discretionary activity. Refer to **Rule 8.6.5.4.4**.

8.6.5.4 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity in the Rural Production Zone if:

- (a) it complies with **Rules 8.6.5.4.1 Residential Intensity; 8.6.5.4.2 Integrated Development; 8.6.5.4.3 Helicopter Landing Area** and/or **8.6.5.4.4 Scale of Activities** below; and
- (b) it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in **Part 3 of the Plan - District Wide Provisions** unless it is an Integrated Development pursuant to **Rule 8.6.5.4.2** below; but
- (c) it does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone as set out under **Rules 8.6.5.1; 8.6.5.2 and 8.6.5.3** above.

The Council may impose conditions of consent on a discretionary activity or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under **Chapter 11**.

If an activity does not comply with the standards for a discretionary activity, it will be a non-complying activity in this zone.

8.6.5.4.1 RESIDENTIAL INTENSITY

Excluding a Minor Residential Unit, which is covered in **Rule 8.6.5.2.3**, residential development shall be limited to one unit per 2ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 2,000m² for its exclusive use surrounding the unit plus a minimum of 1.8ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household, provided that all other standards for discretionary activities are complied with.

8.6.5.4.2 INTEGRATED DEVELOPMENT

Notwithstanding the rules in this zone relating to the management of the effects of activities, an application for integrated development of activities only on Maori freehold land and Maori customary land and Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993) may be made where the proposed development does not comply with one or more of the rules.

This rule applies to Maori customary land, Maori freehold land and Crown land reserved for Maori for activities including papakainga housing and marae and associated buildings.

Integrated development plans will be considered in the context of other whanau and hapu lands in the vicinity, including an acknowledgement of areas of open space, reserve, natural vegetation and other amenities already provided by the land owning groups concerned.

A management plan for integrated development under this rule shall include information on the following where relevant and necessary for a sufficient understanding of the proposal:

- (a) a plan showing the location of the property (including property boundaries), topography, adjoining uses, location of the activities proposed in the application, existing vegetation (type and location), drainage patterns, existing and proposed access road/s, location of any outstanding landscapes or natural features, location of any covenanted or otherwise protected areas;
- (b) a description of the purpose of the application and the activities which are proposed;
- (c) a description of the degree (if any) to which the proposed development will exceed the standards set for permitted, controlled, restricted discretionary and discretionary activities in the zone;
- (d) details of the staging (if any) which is proposed;
- (e) a description of any heritage resources on the property;
- (f) other information which is relevant to any assessment of the effects of the application, is as follows:
 - (i) details of provisions made for sewage and stormwater disposal and the proposals for avoiding, remedying or mitigating any adverse effects on receiving environments of stormwater flows;
 - (ii) details of any earthworks;
 - (iii) details of the geotechnical aspects of the property;
 - (iv) details of any natural hazard areas and the measures which will be taken to avoid any adverse effects;
 - (v) details of the measures (if any) to protect indigenous vegetation and habitats, outstanding landscapes and natural features, heritage resources and riparian margins;
 - (vi) the extent to which areas of open space, reserves, natural vegetation and other amenities are already provided by the land owning group on other whanau and hapu lands in the vicinity.
- (g) The extent to which the application promotes energy efficiency and renewable energy development and use as provided for in Policy 13.4.15 through incorporating the following initiatives:
 - (i) development of energy efficient buildings (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);
 - (ii) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;
 - (iii) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;
 - (iv) access to alternative transport facilities;

- (v) domestic scale renewable energy and/or community renewable energy development;
- (vi) solar street lighting.

In assessing an application under this rule the Council will have regard to the following matters:

- (i) the objectives and policies of the Plan;
- (ii) the degree to which the application exceeds the standards for the zone;
- (iii) the degree to which the potential effects of the application have been avoided, remedied or mitigated;
- (iv) any other matter which it determines to be relevant to the application.

Note: Attention is drawn to **Rule 13.9.2 Management Plans** which provides for a once-off opportunity for integrated development which results in superior outcomes to more traditional forms of use and development for land which is not either Maori freehold land, Maori customary land or Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993).

8.6.5.4.3 HELICOPTER LANDING AREA

A helicopter landing area within 200m of the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

8.6.5.4.4 SCALE OF ACTIVITIES

When the total number of people engaged at one period of time in activities on a site, other than activities ancillary to farming or forestry, including employees and persons making use of facilities, but excluding people who normally reside on a site or are members of the household, does not comply with **Rule 8.6.5.1.11(ii)**, it is a discretionary activity.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitor accommodation, the number of seats in a restaurant or a theatre), the number of staff need to cater for the maximum number of guests, and the number and the nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

13 SUBDIVISION

CONTEXT

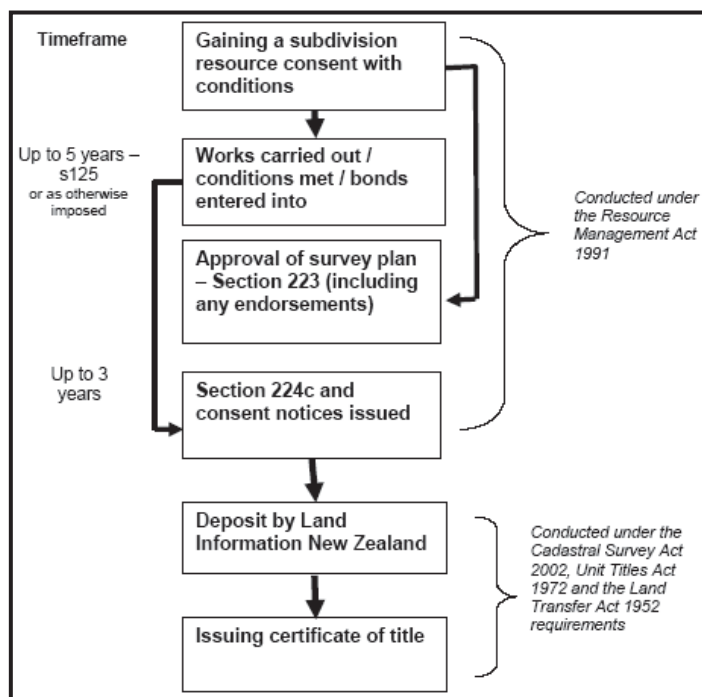
The Far North District Council is responsible for issuing two types of resource consents – land use consents and subdivision consents. In many cases both types of consents must be obtained before a development can proceed. Consents may also be needed from the Northland Regional Council. This chapter deals with subdivision.

Subdivision is essentially a process of dividing a parcel of land or a building into one or more further parcels, or changing an existing boundary location. Land subdivision creates separate and saleable certificates of title, which can define an existing interest in land (including buildings) and impose limitations on landowners or occupiers for how the land can be used or developed, through conditions and consent notices imposed under sections 108, 220 and 221 of the Resource Management Act 1991. Subdivision also provides the opportunity for Council to require land to be vested, and reserve and other financial contributions to be taken to provide necessary infrastructure.

Figure 1 below shows the subdivision process. [Ministry for the Environment Quality Planning website]

Note that Council does not have control of the whole process.

FIGURE 1: PROCESS OF SUBDIVISION



Land subdivision under the RMA includes:

- the creation of separate fee-simple allotments with new certificates of title (freehold);
- the lease of land or buildings or both for 35 years or longer (leasehold);
- the creation of a unit title, company lease, or cross-lease.

Freehold subdivisions occur where new allotments (usually referred to as lots) are created under the Land Transfer Act and ownership is held in an estate in fee simple. Fee simple means that the ownership of the land and the buildings on it is held solely by those persons listed on the certificate of title. Freehold is the most common form of subdivision. The boundaries are pegged by licensed cadastral surveyors and a 'guaranteed' title is issued.

Leasehold subdivisions: land or buildings or both that are leased for a period exceeding 35 years is defined in the RMA as a subdivision. A leasehold estate is most commonly defined as an estate or interest in land held for a fixed term of years. **Cross-lease subdivisions** (occasionally called composite leasehold and share titles) occur where buildings or dwellings are leased. The cross-lease plan shows the dwellings as 'flats' and is often called a 'flats-plan'. The term 'cross-lease' is used to describe the method whereby the purchaser of a dwelling / flat obtains a lease of that dwelling, generally for a term of 999 years, together with an undivided share in the underlying fee-simple estate. Cross-lease titles usually involve common-use areas (eg, shared driveways) and exclusive or restrictive covenant areas (eg, backyards). The owners agree to use certain areas for their own use without infringing on the areas of the other owners. For any changes to be made to a cross-lease site or building the leaseholder must have regard to the cross-lease documents that may require the consent of all other cross-leasing owners (eg, to erect a garage or add a new room)

Unit title subdivisions (or strata titles) generally occur where more than one dwelling or building is built on a single title and separate ownership is required. This includes multi-storey developments and the unit title allows for ownership to be defined in three dimensions. A unit title provides single ownership of a 'principal unit' (the dwelling) and one or more 'accessory units' (eg, garages or outdoor spaces). Each principal and each accessory unit will usually be defined spatially, so that the dwelling and any other buildings or outdoor spaces are contained in compartments of space, which are owned rather than leased. There are usually common areas that provide access for all unit title owners (eg, driveways, lifts and stairwells).

A unit title is made up of two components:

- (a) ownership in the particular unit
 - (b) an undivided share in the ownership of the common property.
- [quoted from Ministry for the Environment Quality Planning website]

All subdivision requires resource consent except for:

- (a) lots for utility services under the Public Works Act;
- (b) those other situations set out in Section 11 of the Act. The exemptions in s11 anticipate (among other things) the creation of separate titles for natural and historic conservation purposes.

Boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria. Section 13.7.2, which includes Table 13.7.2.1, sets out the activity status, allotment sizes and dimensions for all other subdivisions throughout the District. The matters, or topics, which the Council will consider in any application for a resource consent for subdivision, and the rules that apply to any such application are set out in section 13.7.3 of this chapter. The rules will ensure that appropriate consideration is given to the relevant elements of subdivision, and that conditions of consent are directed towards those elements.

Attention is drawn to the fact that rules in parts of the Plan other than this chapter may have a bearing on subdivision applications. For example, a subdivision may result in an existing land use activity failing to comply with the relevant zone rules or District-wide rules. The provisions of the relevant zone rules and District-wide rules will be relevant for land use activities, which may be associated with subdivisions and which would allow the subdivision to proceed.

Chapter 2 of this Plan describes in general terms the role of the Maori Land Court in regulating the partition, amalgamation, aggregation and exchange of Maori land. Subdivision of ancestral land does not occur in the ordinary course of events and so there is no special provision in this Plan for it. However, the Council recognises the need to provide for the development of ancestral land and this is included in **Part 2 of the Plan - Environment Provisions**.

For the context of the management plan rule refer to **Rule 13.9.2**.

13.1 ISSUES

- 13.1.1 Because the type and scale of activities that can occur in the District are often linked to the size of a lot, the effect of subdividing land is reflected in the subsequent development of that land.
- 13.1.2 While subdivision is essentially a mechanistic process, integrated management of resources can be assisted by the imposition of appropriate controls on the way in which subdivision is carried out.
- 13.1.3 The subdivision of land can result in development that has significant effects on natural character.
- 13.1.4 Subdivision of properties containing scheduled heritage resources (as listed in **Appendices 1D, 1E, 1F and 1G**) can result in the alienation of a heritage resource from land closely associated with it and the consequent loss/degradation/diminution of its heritage values.

- 13.1.5 Subdivisions may lead to an increased demand for water in a District where there are summer shortfalls.
- 13.1.6 Subdivision may lead to an increased demand for energy in the District where there is a limited reticulated supply and a reliance on electricity generated outside the District. The adoption of energy efficiency and renewable energy initiatives and technologies will need to be considered in all new subdivisions and related development.
- 13.1.7 The subdivision of land can result in development that has an adverse effect on the sustainable functioning of infrastructure, particularly roads.
- 13.1.8 Inappropriate subdivision, use and development can cause reverse sensitivity effects on the National Grid, compromising its safe and efficient operation, development, maintenance and upgrading.

Note: Attention is also drawn to the provisions of **Section 12.9**. This section includes an Issue, Objective and Policy with respect to potential reverse sensitivity effects arising from subdivision, use and development adjacent to consented or existing lawfully established renewable energy projects, including associated transmission activities.

13.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 13.2.1 A subdivision pattern that is consistent with:
- (a) existing land uses;
 - (b) the preservation of the natural character of the coastal environment and the restoration or enhancement of areas which may have been compromised by past land management practices;
 - (c) the protection, restoration and/or enhancement of outstanding natural features and landscapes;
 - (d) the protection, restoration and/or enhancement of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
 - (e) the maintenance and enhancement of public access to and along the coast and lakes and rivers;
 - (f) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
 - (g) the type of management of natural and physical resources that is provided for in the **Environmental Provisions** (refer to **Part 2**) and elsewhere in the **District Wide Provisions** (refer to **Part 3**) of this Plan;
 - (h) the retention of heritage values of heritage resources (as listed in **Appendices 1D, 1E, 1F and 1G**) through conservation of its immediate context.
- 13.2.2 Sufficient water storage is provided to meet the present and likely future needs of the Community.
- 13.2.3 Subdivisions, land use and development which respond in a sustainable way to the site specific environmental conditions, values and enhancement opportunities, through the use of management plans.
- 13.2.4 A sufficient and secure energy supply is available to meet the present and likely future needs of the District.
- 13.2.5 13.2.5 Where the safe and efficient operation, maintenance, development and upgrading of the existing National Grid operations are protected from the reverse sensitivity effects of other activities.

13.3 OBJECTIVES

- 13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.
- 13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

- 13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.
- 13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.
- 13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.
- 13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.
- 13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.
- 13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.
- 13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).
- 13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.
- 13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities

13.4 POLICIES

- 13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:
 - (a) natural character, particularly of the coastal environment;
 - (b) ecological values;
 - (c) landscape values;
 - (d) amenity values;
 - (e) cultural values;
 - (f) heritage values; and
 - (g) existing land uses.
- 13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.
- 13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.
- 13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.
- 13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.
- 13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.
- 13.4.7 That the need for a financial contribution be considered only where the subdivision would:
 - (a) result in increased demands on car parking associated with non-residential activities; or
 - (b) result in increased demand for esplanade areas; or
 - (c) involve adverse effects on riparian areas; or

- (d) depend on the assimilative capacity of the environment external to the site.
- 13.4.8 That the provision of water storage be taken into account in the design of any subdivision.
- 13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.
- 13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.
- 13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.
- 13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.
- 13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:
- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
 - (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
 - (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
 - (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer **Chapter 2** and in particular **Section 2.5** and Council's "*Tangata Whenua Values and Perspectives*" (2004);
 - (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
 - (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.
 - (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.
- 13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of **Part 3** of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.
- 13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:
- (a) development of energy efficient buildings and structures;
 - (b) reduced travel distances and private car usage;
 - (c) encouragement of pedestrian and cycle use;
 - (d) access to alternative transport facilities;
 - (e) domestic or community renewable electricity generation and renewable energy use.
- 13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:
- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;
 - (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

Note 1: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.

Note 2: Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

13.5 METHODS

DISTRICT PLAN METHODS

- 13.5.1 Rules in **Chapter 13** of the Plan impose controls on most forms of subdivision activity.
- 13.5.2 **Chapter 13** provides an alternative to the standard rules, through the implementation of a management plan for subdivision in the Rural Production, General Coastal, Coastal Living, South Kerikeri Inlet and Waimate North Zones.
- 13.5.3 Financial contributions in respect of subdivision are set out in **Chapter 14**.
- 13.5.4 Matters of National Importance specified in s6 of the Act are addressed in various sections of the District Plan, including the following sections in particular:
- (a) preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins is provided for in **Chapter 10** and in **Section 12.7**;
 - (b) protection and enhancement of outstanding natural features and landscapes is provided for in **Section 12.1** and by the restriction on subdivision in the Recreational Activities and Conservation Zones;
 - (c) the protection of significant indigenous vegetation and significant habitats of indigenous fauna is addressed in **Section 12.2**;
 - (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers is provided for in **Chapter 10**, **Section 12.7** and **Chapter 14**;
 - (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga are provided for throughout the District Plan but attention is drawn in particular to **Chapter 2**; and
 - (f) the protection of historic heritage is addressed in **Chapter 12.5**.
- The objectives and policies relating to each of the above (where relevant) and those of the applicable zone will be taken into account in assessing applications for subdivision, including applications made under **Rule 13.9.2**.
- 13.5.5 Structure Plans are included as an alternative means of providing for subdivision on a comprehensive basis (**Section 13.12**).
- 13.5.6 Where a subdivision (which includes a boundary adjustment) is proposed on land where a hazardous activity of industry has been, or is more likely than not to have been, or is currently operating, then the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply.
- 13.5.7 Where an application is made for an activity, breaching **Rule 13.8.1** Transpower New Zealand Limited shall be considered an affected party, due to the national significance of the National Grid.

OTHER METHODS

- 13.5.8 Non-regulatory methods, including brochures and informal contact with applicants will help to promote subdivision activities that are sensitive to the physical environment. In this respect, the Council encourages early consultation with parties who may be affected by a subdivision proposal such as neighbouring landowners, Heritage New Zealand Pouhere Taonga and tangata whenua.
- 13.5.9 The Council encourages applicants to take into account any provisions of any relevant planning documents prepared for the area and recognised by iwi authorities, pursuant to Sections 6(e), 6(g), 7(a) and 7(aa) of the Resource Management Act 1991

COMMENTARY

Subdivision of land can have adverse effects on the environment if the design of the subdivision is such that subsequent use and development on the subdivided land is environmentally inappropriate. While it is the

use of land, and not the subdivision pattern itself, that has the effects, the subdivision pattern enables the use. Consequently, the control of subdivision is justified because it enables the Council to minimise the risk of activities being established on lots that are too small, too steep, hazard prone, incapable of being serviced, and so on.

To this extent the control of subdivision is complementary to the control of land use activities.

The Council's approach has therefore been to ensure that the conditions of consent for subdivisions enable appropriate subsequent use and development, and the objectives and policies in this chapter reflect this approach.

The Council also recognises the desirability of responding positively to innovative subdivision proposals that, although they may not comply with the rules, offer a good resource management outcome for the development of a property. This chapter provides for such innovation.

Applicants can choose whether to apply first for a land use or a subdivision consent, or apply for both together.

13.6 GENERAL RULES

The following rules shall apply, unless specifically stated otherwise, to all applications for subdivision of land.

When preparing subdivision applications, applicants should be mindful of the relevant zoning (refer to **Part 2 - Environment Provisions**), as well as to the provisions elsewhere in **Part 3 - District Wide Provisions**, particularly:

- (a) **Chapter 12 Natural and Physical Resources;**
- (b) **Chapter 14 Financial Contributions;**
- (c) **Chapter 15 Transportation;**
- (d) **Chapter 18 Special Areas.**

13.6.1 DEFINITION OF SUBDIVISION OF LAND

The definition of the subdivision of land is set out in s218 of the Act, and this definition is included in a Glossary of Definitions from the Act.

13.6.2 RELEVANT SECTIONS OF ACT

All applications are subject to the requirements set out in the Act, with particular reference to s106, s219, s220, and s230 - s237G. S104 and s105 are also relevant, in respect of the assessment of applications, as is the Government Rounding Powers Act 1989

13.6.3 RELEVANT SECTIONS OF THE DISTRICT PLAN

All applications will be assessed against the objectives and policies of the applicable zone(s) and those contained in **Chapters 12, 14, 15** and **18** where relevant.

13.6.4 OTHER LEGISLATION

All applications shall comply with the relevant requirements contained in other Acts and codes, with particular reference to the Building Act 2004, the Local Government Act 2002, the Local Government Act 1974, the Resource Management (National Environmental Standard for Air Quality) Regulations 2004, the Resource Management (National Environmental Standard for sources of Human Drinking water) Regulations 2007, the Resource Management (National Environmental Standard for Telecommunication Facilities) Regulations 2008, the Resource Management (National Environmental Standard for Electricity Transmission) Regulations 2010, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and any relevant Regional Plan for Northland.

13.6.5 LEGAL ROAD FRONTAGE

All new allotments shall be provided with frontage to a legal road, or to a road to be vested on the application, except where access by a private road or right of way is included, and approved, within the subdivision consent application or where prior consent pursuant to s348 of the Local Government Act 1974 has been obtained

13.6.6 BONDS

The Council may require bonds as a condition of a subdivision consent. The bond is repaid on the completion of some specified work or action. The purpose of a bond is to provide an incentive to resource consent holders to give effect to the conditions of consent. A bond also gives the Council the ability to arrange for the work or action required to be carried out even if the resource consent holder does not.

13.6.7 CONSENT NOTICES

Where there is any on-going condition of a subdivision consent, a consent notice pursuant to s221 of the Act shall be registered against the Certificate of Title to the allotment to which the condition applies. Examples of the matters that may be included in a consent notice could be any encumbrances on the Title and any provision for the protection of transmission lines.

13.6.8 SUBDIVISION CONSENT BEFORE WORK COMMENCES

Except where prior consent has been obtained to excavate or fill land pursuant to rules under **Section 12.3**, or consent to vegetation clearance has been obtained pursuant to rules under **Sections 12.1 or 12.2**, and/or relevant consents have been obtained from the Regional Council, no work, other than investigatory work, involving the disturbance of the land or clearance of vegetation shall be undertaken until a subdivision consent has been obtained.

When the subdivision consent is granted, provided all the necessary calculations and assessment of effects is provided with the application, the subdivision consent application shall be deemed to include consent to excavate or fill land, and clear vegetation to the extent authorised by the consent and subject to any conditions in the consent. Alternatively, an applicant may apply to add a land use consent application to the subdivision consent application, for any excavation/filling work and/or vegetation clearance. This does not exempt a consent holder from also obtaining any relevant resource consent or approvals from the Regional Council or the Heritage New Zealand Pouhere Taonga for earthworks, vegetation clearance or disturbance of an archaeological site.

13.6.9 ASSESSING RESOURCE CONSENTS

Where the rules specify that the Council shall consider certain matters in regard to granting consent or imposing conditions, in the case of controlled subdivision activities, the application will only be assessed in terms of possible conditions, and would only be declined pursuant to s106 of the Act (natural hazards and access).

13.6.10 JOINT APPLICATIONS

Any application arising from non-compliance with zone standards caused by the proposed subdivision shall be considered jointly with the subdivision consent.

13.6.11 JOINT HEARINGS

Where a subdivision activity also requires a resource consent from Northland Regional Council and both the Regional and District Council consents are subject to public notification, the Council will promote that the applications be heard jointly.

13.6.12 SUITABILITY FOR PROPOSED LAND USE

Where s106 of the Act applies to any part of the land to be subdivided, or any part of the land contains contamination, it is the applicant's responsibility to provide all information relative to the potential hazard and to show the means whereby the land shall be made suitable for the proposed land use. The Council shall have regard to any appropriate proposals before issuing the subdivision consent, or declining approval pursuant to s106 (relating to natural and other hazards such as subsidence, erosion and flooding, legal and physical access).

13.7 CONTROLLED (SUBDIVISION) ACTIVITIES

Subdivision is a controlled activity where it complies with the following standards and the standards set out in rules under **13.7.1**, **13.7.2** and **13.7.3**.

Under s106(1) the Council may refuse to grant a subdivision consent if it considers that either:

- (a) any land in respect of which a consent is sought, or any structure on that land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or
- (b) any subsequent use that is likely to accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, slippage, or inundation from any source; or
- (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) there is no change in the number and location of any access to the lots involved; and
- (b) there is no increase in the number of certificates of title; and
- (c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer **Table 13.7.2.1**); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and
- (d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and
- (e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and
- (f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in **Rules 13.7.2 to 13.7.10**.

13.7.2 ALLOTMENT SIZES, DIMENSIONS AND OTHER STANDARDS

13.7.2.1 MINIMUM AREA FOR VACANT NEW LOTS AND NEW LOTS WHICH ALREADY ACCOMMODATE STRUCTURES

Every allotment to be created by a subdivision shall comply either with the conditions of a resource consent or with the minimum standards specified as follows in Table 13.7.2.1, and shall comply with all other relevant zone rules, except as provided for in **Rules 13.7.2.4, 13.7.2.5, 13.7.2.6 and 13.7.2.7** below.

TABLE 13.7.2.1: MINIMUM LOT SIZES

(i) RURAL PRODUCTION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
<p>The minimum lot size is 20ha.</p> <p>Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).</p> <p>Note 2: Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity.</p> <p>Note 3: Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.</p>	<ol style="list-style-type: none"> 1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000; 5. Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion. <p>Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).</p> <p>Note 2: Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity.</p>	<ol style="list-style-type: none"> 1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. 4. Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity. <p>Note 1: There is no restriction on the number of 4ha lots in a subdivision (clause 1).</p> <p>Note 2: The effect of the rule under clause 2 is that there is a once-off opportunity to subdivide a maximum of two small lots from a site existing at 28 April 2000. Subdivision of small lots which does not meet this rule is a non-complying activity unless the lots are part of a Management Plan application.</p>

(ii) MINERALS ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Subdivision is not a controlled activity in this zone		Subdivision is a discretionary activity in this zone

(iii) WAIMATE NORTH ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
<p>A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000.</p> <p>Note: The effect of the above rule is that there is a once-off opportunity to subdivide a maximum of two small lots from a site existing at 28 April 2000. Subdivision of small lots which does not meet this rule is a non-complying activity unless the lots are part of a Management Plan application.</p>		<p>1. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or</p> <p>2. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved.</p> <p>Note: Any further subdivision under this alternative (Clause 1) is a Non-complying Activity.</p>

(iv) RURAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
<p>The minimum lot size is 4,000m²</p> <p>Note 1: There is no restriction on the number of 4,000m² lots in a subdivision.</p> <p>Note 2: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).</p>		<p>The minimum lot size is 3,000m²</p> <p>Note: There is no restriction on the number of 3,000m² lots in a subdivision.</p>

(v) RESIDENTIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
<p>The minimum lot sizes are 3,000m² (unsewered) and 600m² (sewered).</p>		<p>The minimum lot sizes are 2,000m² (unsewered) and 300m² (sewered).</p>

(vi) COMMERCIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 250m ² (sewered).		The minimum lot size is 2,000m ² (unsewered). There is no limit for sewerage lots, provided that servicing of the lot (including car parking, loading etc), can be achieved.

(vii) INDUSTRIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 500m ² (sewered).		The minimum lot size is 2,000m ² (unsewered). There is no limit for sewerage sites, provided that servicing of the site (including car parking, loading etc), can be achieved.

(viii) GENERAL COASTAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Subdivision is not a controlled activity in this zone.	The minimum lot size is 20ha. Note 1: There is no restriction on the number of 20ha lots in a subdivision. Note 2: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).	A subdivision in terms of via a management plan as per Rule 13.9.2 may be approved.

(ix) COASTAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 4ha (with provision for stormwater and wastewater disposal as a necessary part of the application). Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5). Note 2: Subdivision within 100m of the boundary of a Mineral Zone is a restricted discretionary activity.	1. The minimum lot size is 8,000m ² (with provision for stormwater and wastewater disposal as a necessary part of the application). 2. Subdivision that complies with the Controlled Activity Standard, but is within 100m of the boundary of the Minerals Zone.	1. The minimum lot size is 5,000m ² (with provision for stormwater and wastewater disposal as a necessary part of the application); or 2. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved.

(x) COASTAL RESIDENTIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 800m ² (sewered).		The minimum lot sizes are 2,000m ² (unsewered) and 600m ² (sewered).

(xi) RUSSELL TOWNSHIP ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered); and 1,000m ² (sewered).		The minimum lot sizes are 2,000m ² (unsewered) and 800m ² (sewered).

(xii) SOUTH KERIKERI INLET ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Subdivision is not a controlled activity in this zone.	The minimum lot size is 4 ha in non-sensitive areas (see Map 84).	Subdivision via a management plan only as per Rule 13.9.2 may be approved.

(xiii) RECREATIONAL ACTIVITIES ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Nil. Subdivision is a non-complying activity in this zone.		Nil. Subdivision is a non-complying activity in this zone.

(xiv) POINT VERONICA ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
As in accordance with the approved development plan (refer Appendix 6D)		Any subdivision not provided for by way of a controlled activity shall be non-complying.

(xv) CARRINGTON ESTATE ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Unit title subdivision of the accommodation units and lodge/golf club complex within the Carrington Estate Zone, as identified in the Carrington Estate Development Plan and Schedule (Appendix 6E in Part 4 of the Plan), and as further detailed in Maps Sub 1-9 submitted within the consent applications, and in accordance with the conditions of RC 1990480/A .		Any subdivision not provided for by way of a controlled activity shall be non-complying.

(xvi) HORTICULTURAL PROCESSING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Minimum lot size of 4,000m ² , maximum of 3 lots; for horticultural processing activities (as described in Rule 18.4.6.1).		Minimum lot size of 2,000m ² , maximum of 3 lots; for horticultural processing activities (as described in Rule 18.4.6.1); or for any other activity.

(xvii) CONSERVATION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Nil. Subdivision is a non-complying activity in this zone.		Nil. Subdivision is a non-complying activity in this zone.

(xviii) ORONGO BAY SPECIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 1,000m ² (sewered) provided the subdivision is part of an approved Comprehensive Development Plan in accordance with Rule 18.8.6.1 and Rule 18.8.6.3.3 and provided that the maximum number of separate titles created shall not exceed seven in the zone.		The minimum lot sizes are 2,000m ² (unsewered) provided that the subdivision is part of an approved Comprehensive Development Plan in accordance with Rule 18.8.6.1 and Rule 18.8.6.3.3 and provided that the maximum number of separate titles created shall not exceed seven in the zone.

(xix) OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURES AND OUTSTANDING NATURAL FEATURES, AS SHOWN ON THE RESOURCE MAPS - REFER ALSO TO RULE 13.7.2.5

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
<p>The minimum lot size is 20ha except in the General Coastal Zone.</p> <p>Note: This standard applies to any part of a lot that is included in an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, as listed in Appendices 1A and 1B and as shown on the Resource Maps.</p> <p>Where a new boundary line passes through the Outstanding Natural Feature (Appendix 1A) or Outstanding Landscape Feature (Appendix 1B) or a lot is created which results in the only building site and/or access to it being located in the feature unless it is for creation of a reserve under the Reserves Act 1977 subdivision is a non-complying activity (this does not apply within the Puerua Heritage Precinct).</p>	The minimum lot size is 20ha in the General Coastal Zone.	<p>1. For the Rural Production, General Coastal and Coastal Living Zones subdivision via a management plan as per Rule 13.9.2;</p> <p>2. For all other zones, the minimum lot size for a discretionary activity in an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, as listed in Appendices 1A and 1B and as shown on the Resource Maps is the same as the discretionary standard that applies to the zone in which the site is located.</p> <p>Where a new boundary line passes through the Outstanding Natural Feature (Appendix 1A) or Outstanding Landscape Feature (Appendix 1B) or a lot is created which results in the only building site and/or access to it being located in the feature unless it is for creation of a reserve under the Reserves Act 1977 subdivision is a non-complying activity (this does not apply within the Puerua Heritage</p>

		Precinct).
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(xx) GOLF LIVING SUB-ZONE OF KAURI CLIFFS ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
	<p>Subdivision of up to 60 new lots for residential (golf living) purposes, provided that:</p> <p>(a) no lot is less than 4,000m² in area;</p> <p>(b) the subdivision is otherwise undertaken in accordance with Rules 13.7 to 13.11 (Chapter 13 Subdivision), but excluding Rule 13.7.2.1.</p> <p>(c) on-site treatment and disposal of wastewater is provided for; and</p> <p>(d) the building footprints are specified on an approved plan of subdivision.</p> <p>The provisions of Rule 13.10 shall apply when assessing any proposed subdivision within the Golf living sub-zone.</p> <p>Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained, and will be assessed having regard to:</p> <p>(i) the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone;</p> <p>(ii) the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated;</p> <p>(iii) the effect on adjoining activities.</p>	Subdivision that does not comply with the Restricted Discretionary Activity Standard.

Provided that any existing development on any new lot in the subdivision must comply with all of the relevant zone rules and the rules in **Part 3 of the Plan - District Wide Provisions** for permitted or controlled activities.

13.7.2.2 ALLOTMENT DIMENSIONS

Any allotment created in terms of these rules must be able to accommodate a square building envelope of the minimum dimensions specified below; which does not encroach into the permitted activity boundary setbacks for the relevant zones:

Zone	Minimum Dimension
Residential, Coastal Residential, Russell Township	14m x 14m
Rural Production, Minerals, General Coastal, Coastal Living, South Kerikeri Inlet, Rural Living, Waimate North, Point Veronica and Carrington Estate	30m x 30m

Any allotment created in terms of these rules shall comprise one contiguous parcel of land, except that in the case of land subdivided under the Unit Titles Act 2010, the principal unit and any accessory units shall be deemed to be a contiguous area if they are contained within the same site.

13.7.2.3 AMALGAMATION OF LAND IN A RURAL ZONE WITH LAND IN AN URBAN OR COASTAL ZONE

Notwithstanding the provisions of **Rule 13.7.2.1** and **Table 13.7.2.1**, an allotment in a rural zone may be amalgamated into one certificate of title with an adjoining (contiguous) allotment in any urban or coastal zone, but only where that part of the title in the urban or coastal zone meets all the requirements for a separate controlled activity allotment in that zone, as set out in **Table 13.7.2.1** and **Rule 13.7.2.2**, except that in the General Coastal Zone such subdivision will be assessed as a restricted-discretionary activity.

13.7.2.4 LOTS DIVIDED BY ZONE BOUNDARIES

Where an allotment is shown on the **Zone Maps** as having two or more zones applicable, a subdivision along a zone boundary shall be a controlled (subdivision) activity, provided that the resulting lot complies with the minimum controlled activity lot size applicable in that zone except in the General Coastal Zone where subdivision will be assessed as a restricted-discretionary activity and provided that any subdivision of a lot divided by a boundary between the Minerals Zone and any other zone is a restricted discretionary activity (refer to **Rule 13.7.2.1** and **Table 13.7.2.1**).

13.7.2.5 SITES DIVIDED BY AN OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURE OR OUTSTANDING NATURAL FEATURE

The subdivision rules relating to the size of allotments in areas covered by an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, as shown on the Resource Maps, take precedence over the comparable rules for zones.

Where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, for those parts of the site not covered by the landscape or feature, rules relating to allotment size for the particular zone apply as if the legal boundary of the site was located along the boundary of the landscape or feature.

Where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, minimum lot sizes for that part of the site within the landscape or feature is specified within **Rule 13.7.2.1(xix)** of **Table 13.7.2.1**.

Where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, and the area within the landscape or feature is smaller than the lot sizes provided for in **Rule 13.7.2.1(xix)** of **Table 13.7.2.1**, the whole of the site must be taken as Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature and **Rule 13.7.2.1(xix)** applies over the entire site.

13.7.2.6 ACCESS, UTILITIES, ROADS, RESERVES

Notwithstanding the standards for minimum net area, there shall be no minimum allotment areas in any zone for allotments created for access, utilities, roads and reserves. Within areas covered by a structure plan, appropriate provision shall be made for access, utilities, roads and reserves in terms of those structure plans.

A consent notice may be registered on the Certificate of Title, pursuant to **Rule 13.6.7**, in respect of any lot occupied by a utility, requiring enforcement of a condition that, in the event of the utility being removed, the lot be amalgamated with an adjoining allotment unless it is a fully complying allotment for the respective zone.

13.7.2.7 SAVINGS AS TO PREVIOUS APPROVALS

Notwithstanding the standards for minimum net area in **Rule 13.7.2.1** and **Table 13.7.2.1**, there are no minimum allotment areas in any zone for unit titles where a proposed unit development plan has been granted subdivision consent. This rule applies only to allotments approved by Council prior to 28 April 2000. All relevant rules applicable within the zone must be complied with by the building/s erected, or to be erected, on allotments in terms of this rule.

13.7.2.8 PROXIMITY TO TOP ENERGY TRANSMISSION LINES

Where an electricity transmission line (of 110 kV or more) crosses land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to those lines. No activity (including earthworks) or proposed building sites shall be located within 20m of any support structure and no building platform shall be located within a corridor measured 20m from the centre line of the transmission lines.

13.7.2.9 PROXIMITY TO THE NATIONAL GRID

Where an electricity transmission line identified on the zone maps as part of the National Grid crosses or adjoins land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to that infrastructure.

Note: Attention is also drawn to the provisions of Part 3 of the Plan – District Wide Provisions, which reference the rules relating to development occurring within the National Grid Yard.

13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under **Rules 13.7.3.1 to 13.7.3.12** (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

13.7.3.1 PROPERTY ACCESS (see **Chapter 15 Transportation**)

A controlled (subdivision) activity application must comply with rules for property access in **Chapter 15**, namely **Rules 15.1.6C.1.1 - 15.1.6C.1.11** (inclusive).

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.2** the Council will restrict the exercise of its control to the following matters and shall have regard to section 106 of the Resource Management Act 1991:

- (a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of:
 - (i) erosion;
 - (ii) overland flow paths, flooding and inundation;
 - (iii) landslip;
 - (iv) rockfall;
 - (v) alluvion (deposition of alluvium);
 - (vi) avulsion (erosion by streams or rivers);
 - (vii) unconsolidated fill;
 - (viii) soil contamination;
 - (ix) subsidence;
 - (x) fire hazard;
 - (xi) sea level rise

Provided that where **Coastal Hazard Maps** show land as being within a Coastal Hazard 1 Area, any subdivision that will create additional allotments (other than to facilitate the subdivision of land for the purposes of transfer to the Council) shall be a non-complying subdivision activity.

13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (a) a lawfully established reticulated water supply system; or
- (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.3** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (ii) adequacy of water supplies, and access for fire fighting purposes;
- (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).
- (b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.
- (c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.
- (d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "*Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual*" Auckland Regional Council (2003).

In considering a controlled (subdivision) activity application under **Rule 13.7.3.4** the Council will restrict the exercise of its control to the following matters:

- (i) control of water-borne contaminants, litter and sediments;
- (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;
- (iv) the location, scale and construction of stormwater infrastructure;
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

13.7.3.5 SANITARY SEWAGE DISPOSAL

- (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, or within an area to be serviced by a private reticulated sewerage scheme for which Northland Regional Council has issued a consent, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.
- (b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).

Note: Allotments include additional vacant sites on cross lease or unit titles.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.5** the Council will restrict the exercise of its control to the following matters:

- (i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available;
- (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system;
- (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.

13.7.3.6 ENERGY SUPPLY

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.6** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of any electrical utility system.

13.7.3.7 TELECOMMUNICATIONS

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to a telecommunications system at the boundary of the site.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.7** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of telecommunication installations.

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.8** the Council will restrict the exercise of its control to the following matters:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) The need for easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings;
 - (v) other utilities.

13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

Where any proposed allotment contains one or more of the following:

- (a) a Notable Tree as listed in **Appendix 1D**;
- (b) an Historic Site, Building or Object as listed in **Appendix 1E**;
- (c) a Site of Cultural Significance to Maori as listed in **Appendix 1F**;
- (d) an Outstanding Natural Feature as listed in **Appendix 1A**;
- (e) an Outstanding Landscape Feature as listed in **Appendix 1B**;
- (f) an archaeological site as listed in **Appendix 1G**;
- (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.

Council encourages permanent protection by:

- (i) a reserve or covenant under the Reserves Act;
- (ii) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (iii) a conservation covenant with the Department of Conservation or the Council;
- (iv) an open space covenant with the Queen Elizabeth II National Trust;
- (v) a heritage covenant with the Heritage New Zealand Pouhere Taonga.

The Act also provides for a consent notice under s221 in accordance with **Rule 13.6.7**.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.9** the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the Heritage New Zealand Pouhere Taonga and the Department of Conservation;
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

Where appropriate and relevant, public access shall be provided in proposed subdivisions, to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.10** the Council will restrict the exercise of its control to the provision of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

13.7.3.11 LAND USE COMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity). In considering a controlled subdivision activity under **Rule 13.7.3.11** the Council will restrict the exercise of its control to the following matters:

- (i) the degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.7.3.12 PROXIMITY TO AIRPORTS

Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application.

13.7.4 SUBDIVISION WITHIN THE NATIONAL GRID CORRIDOR FOR ALL ZONES

Subdivision is a controlled activity where:

- (a) The site is within the National Grid Corridor, and every allotment is capable of containing within its net site area a building envelope located entirely outside of the National Grid Yard.

In considering whether or not to grant consent or impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) Whether the design and construction of any subdivision allows for earthworks, buildings and structures to comply with the requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001);
- (ii) Whether the design and construction of any subdivision provides for continued physical access to the National Grid line to provide for inspections, maintenance and upgrading of the transmission network;
- (iii) The extent to which the subdivision design and consequential development (e.g. future building envelope location, outlook of buildings, access location) will avoid, remedy or mitigate the potential reverse sensitivity on the National Grid, while also addressing nuisance effects (e.g. visual amenity) created by the National Grid;
- (iv) The extent to which the design and construction of the subdivision allows for activities to be setback from high voltage transmission lines to ensure adverse effects on and from the National Grid

transmission network and on public safety and property are appropriately avoided, remedied or mitigated e.g. through the location of roads, reserves and building envelopes;

- (v) The nature and location of any proposed vegetation to be planted in the vicinity of any National Grid transmission lines;
- (vi) Provision for the ongoing operation; maintenance and any planned development and upgrade of the existing National Grid;
- (vii) The outcome of any consultation with Transpower in relation to (i)-(v) above;
- (viii) The matters listed in 13.7.3.

Where an application is required because of non-compliance with this rule, Transpower New Zealand Limited shall be considered an affected party in accordance with the Act.

Note: If a subdivision activity does not comply with the above rule it becomes a non complying activity in accordance with **Rule 13.11(e)**.

13.8 RESTRICTED DISCRETIONARY ACTIVITIES

13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

Subdivision is a restricted discretionary activity where:

- (a) the minimum lot size is 12ha; or alternatively
- (b) a maximum of 3 lots in any subdivision, provided that the minimum size of any lot is 4,000m² and there is at least one lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or alternatively
- (c) a maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000.

In considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) for applications under **13.8.1(a)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.
- (ii) for applications under **13.8.1(b)** or **(c)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
 - effects of the subdivision under **(b)** and **(c)** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
 - effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
 - the mitigation of fire hazards for health and safety of residents.

In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

- (1) the matters listed in **13.7.3**;
- (2) the matters listed in **(i)** and **(ii)** above.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

13.8.2 SUBDIVISION WITHIN 100M OF MINERALS ZONE

Subdivision is a restricted discretionary activity in the Rural Production and Coastal Living Zones where any part of any proposed lot is within 100m of the boundary of a Minerals Zone.

In considering whether or not to grant consent or impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to consideration of the following matters:

- (i) the location of the building site(s) for residential buildings having regard to topography, geology, distance from the boundary of the Minerals Zone, distance from the existing and proposed quarry faces;

- (ii) the likelihood and effects of vibration, dust, noise and flyrock on the identified building site/s;
- (iii) any cumulative adverse effects resulting from the approval of the subdivision;
- (iv) access to the subdivision in relation to the adjoining Minerals Zone;
- (v) the matters listed in **13.7.3**.

13.8.3 SUBDIVISION IN THE GOLF LIVING SUB-ZONE (KAURI CLIFFS ZONE)

Subdivision of up to 60 new lots for residential (golf living) purposes is a restricted discretionary activity in the Golf living sub-zone of the Kauri Cliffs Zone, provided that:

- (a) no lot is less than 4,000m² in area;
- (b) the subdivision is otherwise undertaken in accordance with **Rules 13.7 to 13.11 (Chapter 13 Subdivision)**, but excluding **Rule 13.7.2.1**;
- (c) on-site treatment and disposal of wastewater is provided for; and
- (d) the building footprints are specified on an approved plan of subdivision.

The provisions of **Rule 13.10** shall apply when assessing any proposed subdivision within the Golf living sub-zone.

Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained, and will be assessed having regard to:

- (i) the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone;
- (ii) the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated;
- (iii) the effect on adjoining activities.

13.8.4 SUBDIVISION IN THE GENERAL COASTAL ZONE

The Council will restrict the exercise of its discretion and may impose conditions on restricted discretionary activity applications for subdivision in the General Coastal Zone to the following matters:

- (a) the location of access to the lots;
- (b) the location of utility services;
- (c) the location of building envelopes;
- (d) the effect of earthworks and utilities;
- (e) the location of lot boundaries;
- (f) the matters listed in **13.7.3**;
- (g) whether provision for access to the subdivision has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, visual effects, effects on vegetation and habitats, and natural character;
- (h) whether the effects of earthworks and the provision of services to the subdivision will have an adverse visual effect on the environment and whether these effects can be avoided, remedied or mitigated;
- (i) the maintenance and enhancement of public access to and along the coastal marine area and other water bodies. Refer also to rules in **Chapters 12.7 and 14**.

13.8.5 SUBDIVISION IN THE COASTAL LIVING AND SOUTH KERIKERI INLET ZONES

The Council will restrict the exercise of its discretion and may impose conditions on restricted discretionary activity applications for subdivision in the Coastal Living and South Kerikeri Inlet Zones to the following matters:

- (a) the location of access to the lots;
- (b) the location of utility services;
- (c) the location of building envelopes;
- (d) the effect of earthworks and utilities;
- (e) the location of lot boundaries;
- (f) the mitigation of fire hazards for health and safety of residents;
- (g) the matters listed in **13.7.3**;

- (h) whether provision for access to the subdivision has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, visual effects, effects on vegetation and habitats, and natural character;
- (i) whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

Applications for restricted discretionary activities within the South Kerikeri Inlet Zone will be treated as limited notification applications requiring notification of all property owners within the Zone and DH Ellis (being the property owner of Lot 2 DP 114410) at least.

13.9 DISCRETIONARY (SUBDIVISION) ACTIVITIES

Subdivision is a discretionary activity where:

- (a) it does not comply with one or more of the standards for controlled or restricted-discretionary (subdivision) activities set out in rules under **13.7** and **13.8**, but
- (b) it complies with the rules under **13.9.1**, **13.9.2** or **13.9.3**;
- (c) it is located in the Puerua Heritage Precinct.

Applications for discretionary and non-complying activities within the South Kerikeri Inlet Zone will require notification of all property owners within the Zone and DH Ellis (being the property owner of Lot 2 DP 114410) at least.

If a subdivision activity does not comply with the standards for a discretionary (subdivision) activity, it will be a non-complying (subdivision) activity.

13.9.1 MINIMUM NET AREA FOR VACANT NEW LOTS AND NEW LOTS WHICH ALREADY ACCOMMODATE STRUCTURES

Refer to **Table 13.7.2.1** under **Rule 13.7.2.1** column headed "Discretionary Activity Status".

13.9.2 MANAGEMENT PLANS

CONTEXT

The purpose of management plan subdivision or development is to facilitate the sustainable management of natural and physical resources in an integrated way.

The management plan rule provides a once-off opportunity for integrated subdivision or development which results in superior outcomes to more traditional forms of subdivision, use or development.

Management plans allow subdivision and development where the location, form and scale of the proposal complements sustainable environmental management consistent with the protection of natural character, landscape, amenity, heritage, and cultural values.

Management plans provide flexibility to create innovative and site specific proposals.

13.9.2.1 CONTENTS OF APPLICATION

An application for a management plan subdivision or development must, to the extent that it is relevant to the site and the proposal, provide within the application, including assessment of environmental effects and accompanying specialist reports, information on the following:

(a) Description of the Proposal

- (i) a cadastral plan that shows the parent site(s) in which the management plan is located; the specified portion of the site(s) subject to the management plan; and any balance area, including for the purpose of complying with **Rule 13.9.2.2(c)**;
- (ii) the size and location of the proposed lots on the property and the provision made for roads, accessways, public utilities, proposed reserves (including esplanade reserves, esplanade strips, and access strips), covenanted areas or other encumbrances or restrictions, and information on infrastructure proposed to vest in Council (including road, utilities, and reserves);
- (iii) details of the building envelopes within which all built elements are to be located;
- (iv) details of requirements for earthworks including the management of run-off during construction;
- (v) requirements for vegetation clearance;
- (vi) stormwater and effluent disposal systems;

- (vii) proposals for staging of development including, where a subdivision is to be staged, arrangements for vesting any reserves, access facilities (vehicle and pedestrian) or public utilities required by the resource consent and located in subsequent stages;
- (viii) details of the consultation that has been undertaken and the result(s) of this;
- (ix) how sustainable management is to be achieved including the management objectives, details of what is to happen and where, and how this is to be monitored and reviewed.

(b) Existing Site Characteristics

- (i) a description of the shape and location of the property in relation to its wider geographic context and local setting;
- (ii) topography and geography of the property;
- (iii) geotechnical aspects of the property;
- (iv) stormwater channels/overland flow paths and presence of natural hazards (such as flood prone land or land liable to erosion or any fire hazard);
- (v) the property history including past uses and management and any implications for future management;
- (vi) soil types and their classification on the NZ Land Inventory worksheets;
- (vii) the natural character, landscape (including identification of any Outstanding Landscapes, Outstanding Landscape Features and Outstanding Natural Features as shown on the **Resource Maps**), visual and amenity value characteristics of the site, and an assessment of the effects of construction and site development on those characteristics and values. Attention is drawn to the 1995 LA4 Landscape Assessment of the Far North District held by the Council that provides further information on landscape values and characteristics of the District;
- (viii) areas of indigenous vegetation and habitats of indigenous fauna with identification of any such areas which are significant as defined in **Method 12.2.5.6**, and any notable or heritage trees;
- (ix) archaeological sites, historic heritage resources or sites of significance to Maori;
- (x) relevant information regarding adjoining properties;
- (xi) the location and purpose of any public reserve land in the vicinity of the site;
- (xii) any known areas in the vicinity which are being actively managed for pest control or protected or enhanced for conservation benefit;
- (xiii) the District Plan zoning of surrounding land, including any relevant structure plan, Long Term Council Community Plan proposal(s) or other document identified in s74.
- (xiv) the presence of any transmission lines or network utility within, or in the vicinity of, the site.

(c) Proposed Management Measures

- (i) measures to protect, manage and enhance indigenous vegetation and habitats, outstanding landscapes and natural features, heritage resources and riparian margins, including appropriate means of controlling dogs, cats, rats¹, mustelids and other animal pests and the means of controlling pest plants;
- (ii) measures to maintain open space in order to retain coastal and/or rural character;
- (iii) measures to protect the life-supporting capacity of soils;
- (iv) measures to protect sites of significance to Maori on the property;
- (v) measures for the ongoing control and management of stormwater and effluent disposal;
- (vi) measures to promote and achieve integrated catchment management;
- (vii) measures to control the placement and visual appearance of dwellings and ancillary buildings such as garages and water tanks;
- (viii) any other measures to internalise adverse effects including measures to avoid reverse sensitivity on existing activities or uses.

The Council may require additional information on aspects of the proposal.

¹Kiore are considered a taonga by Ngatiwai Trust Board.

(d) Draft Management Plan

The proposal must include a Draft Management Plan (to be finalised in accordance with the conditions of consent) setting out, the extent relevant to the proposal:

- (i) the objectives of the proposal;
- (ii) the mechanisms to ensure that the management plan applies to and binds future owners;
- (iii) where restoration planting and/or other natural resource management works are to be undertaken, performance may be secured by a Council bond on the following basis:
 - bonded work is to be completed within 4 years of the subdivision s224(c) certificate issuing;
 - access to bonding will not be available until one year after planting, where there is evidence to Council's satisfaction of the successful initial implementation of an approved management plan;
 - the management plan is to include matters of the following type. Named species appropriate to the location, size at planting, density (for example 7,000 stems/ha), seed source, weed clearance/release, pest control, fertiliser application and, at Council's discretion, a requirement for irrigation should conditions require;
 - legally effective post s224 certificate arrangements are required which secure the retention of re-planted vegetation; establish responsibility for continued execution of the management plan until its objectives (be they tree height, percentage canopy cover or both) and/or term are satisfied (this may require a community owned management structure depending on the number of subsequent owners); and ensure Council access to the land in the event the bond is to be executed. These requirements may necessitate a bond to be complemented by covenants or other legal instruments;
 - Council retains the discretion not to accept bonding where there is a potentially harsh environment or other factor(s), which present a significant risk in its assessment to successful re-establishment or management plan implementation. Evidence of the degree of risk should be included in the information required by **Rule 13.9.2.1**.

13.9.2.2 MANAGEMENT PLAN STANDARDS

Management plan subdivision is a discretionary activity in the Rural Production, Waimate North, General Coastal and Coastal Living Zones where it complies with the standards set out below:

- (a) The average size of all lots in the management plan subdivision, excluding lots used solely for access, utilities, roads and reserves shall be no less than:
 - (i) 2ha in the Rural Production Zone;
 - (ii) 1ha in the Waimate North Zone;
 - (iii) 6ha in the General Coastal Zone;
 - (iv) 5,000m² in the Coastal Living Zone; and
 - (v) 2ha average in the South Kerikeri Inlet Zone.

over that specified portion of the site that is subject to the management plan.
- (b) Only one consent for a discretionary (subdivision) activity in terms of a management plan can be granted in respect of a site or any specified portion of a site provided that the averaging provisions contained within this rule can only be used for each specified portion of the site once.
- (c) Where a management plan subdivision or development is granted in respect of a specified portion of a site, separate title shall be obtained or amalgamated with another adjoining lot not within the management plan application for the portion of the site not subject to the management plan. The portion of a site that is not subject to the management plan shall be no less than:
 - (i) 4ha in the Rural Production Zone;
 - (ii) 4ha in the Waimate North Zone;
 - (iii) 20ha in the General Coastal Zone; and
 - (iv) 4ha in the Coastal Living Zone and South Kerikeri Inlet Zone.

- (d) The Development Bonuses available under **Rules 12.1.6.3.1, 12.2.6.3.2, 12.5.6.3.1 and 18.3.6.4.3** will not be available on any site created by a consent granted under this rule, nor will they be available as part of the process of obtaining such a consent.
- (e) Any further subdivision of any lot contained within a subdivision management plan shall be a non-complying activity.
- (f) The application must include a draft management plan as described in **Rule 13.9.2.1(d)**.

13.9.2.3 ASSESSMENT CRITERIA

In assessing an application for discretionary subdivision and development in accordance with a management plan, the Council may require more detail to be provided and will have regard to the following matters (to the extent that these are relevant to the proposal) in addition to other relevant matters set out in **Rule 13.10**:

- (a) the adequacy of the management plan;
- (b) the degree to which the management plan gives effect to the NZ Coastal Policy Statement;
- (c) the degree to which the management plan gives effect to the Regional Policy Statement for Northland and is consistent with the Regional Coastal Plan for Northland;
- (d) the District-wide objectives and policies the objectives and policies of this chapter and those for the particular zone or zones affected by the application; including, where relevant, the objectives and policies applying generally to the coastal environment set out in **Sections 10.3 and 10.4** and the rural environment set out in **Sections 8.3 and 8.4**;
- (e) the degree to which potential adverse effects on the environment have been identified and avoided as far as practicable, and where it is not practicable to avoid any adverse effects, those have been remedied or mitigated;
- (f) the degree to which the proposal represents better sustainable management of natural and physical resources of the land and surrounding environment; (and protects the productive potential of the land);
- (g) where the subdivision is all or partly within the coastal environment (and acknowledging that the management plan provisions also apply elsewhere in the District) the degree to which the proposal preserves the natural character of the coastal environment, wetlands, and lakes and rivers and their margins and protects them from inappropriate subdivision, use and development and enhances the natural character of the coastal environment;
- (h) whether landscape, visual and amenity value characteristics of the site are maintained, protected or enhanced and the degree to which regard is had of the LA4 Landscape Assessment report (1995);
- (i) whether the proposals to ensure long-term protection and enhancement of indigenous flora and fauna are adequate and the need for conditions to ensure ongoing compliance with such proposals;
- (j) the adequacy of proposals for rehabilitation or re-establishment of areas of indigenous flora, including the extent to which land which is steep or has stability issues or is of low value for food production is set aside for revegetation;
- (k) the extent to which planting proposals utilise indigenous flora appropriate to the locality and the extent to which local genetic stock is used;
- (l) where relevant, measures to provide public access through the property to and along the coastal marine area, lakes and rivers;
- (m) the proposals to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
- (n) the adequacy of any areas proposed to be vested as open space reserve(s) using mechanisms identified in **Rule 13.7.3.9 (i – v)**;
- (o) the degree to which the proposal protects life supporting capacity of soils and provides for continued productive use of the land;
- (p) whether the subdivision proposed by the management plan is likely to have more than a minor adverse effect on the options for a future road network to serve the area, or for water supply, sewerage, and stormwater reticulation, or for reserves or community facilities or for any other utility service;
- (q) effects of the subdivision on the use and management of public land in the vicinity of the site;
- (r) the degree to which the proposal avoids natural hazards including fire hazards;
- (s) whether the proposal has the potential to cause reverse sensitivity issues for existing activities or uses;
- (t) the degree to which the application complies with the Other Matters set out in **Rule 13.7.3**;

- (u) the provisions of any structure plan or other management plan on an adjoining property that has been prepared for the locality;
- (v) whether bonds are necessary to assist in achieving the management plan;
- (w) the extent to which information and proposed management measures are provided by suitably qualified persons;
- (x) the extent to which the proposal creates a large balance lot and protects and, if appropriate, restores it;
- (y) the appropriateness of the location of building platforms and the associated building envelopes;
- (z) the extent to which the application promotes energy efficiency and renewable energy development and use as provided for in Policy 13.4.15 through incorporating the following initiatives:
 - (i) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);
 - (ii) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;
 - (iii) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;
 - (iv) access to alternative transport facilities;
 - (v) domestic or community renewable electricity generation;
 - (vi) solar street lighting;
- (aa) any other matter which is determined to be relevant to the application; and in particular:
 - (i) whether further subdivision of all lots within the management plan is prohibited through the use of relevant legal instruments.

13.9.3 DEVELOPMENT BONUS

Where any proposed plan of subdivision provides for the formal protection of Outstanding Landscape (as shown on the **Resource Maps**), or Outstanding Landscape Features or Outstanding Natural Features (as listed in **Appendices 1A** and **1B** and shown on the **Resource Maps**), or areas of significant indigenous vegetation or significant habitats of indigenous fauna (refer to criteria in **Method 12.2.5.6** of the Plan), or heritage resources, the Council may grant a development bonus, on application for a resource consent. Notwithstanding the rules referred to below, bonus lots may not be located in Natural Resource Overlay Areas or in the General Coastal Zone.

The rules relating to development bonuses are as follows:

- (a) **12.1.6.3.1** (in respect of landscape and natural features);
- (b) **12.2.6.3.2** (in respect of indigenous flora and fauna);
- (c) **12.5.6.3.1** (in respect of heritage resources); and
- (d) **18.3.6.4.3** (in respect of the Waimate North Zone).

Note: Applications under these rules must identify donor and recipient areas and assess environmental effects on those areas.

13.10 ASSESSMENT CRITERIA

In considering whether or not to grant consent or impose conditions on applications for discretionary (subdivision) activities, the Council will have regard to s104, s105 and s106 of the Act, the objectives and policies of the Plan and to the assessment criteria set out below.

Note: Attention is drawn to the need to also refer to **Chapter 15.1** for rules relating to property access.

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

- (a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.
- (b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.
- (c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.

- (d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

13.10.2 NATURAL AND OTHER HAZARDS

In assessing any subdivision, and for the purposes of s106 of the Act, the Council will have regard to:

- (a) Any information held by the Council or the Northland Regional Council regarding natural hazards, contaminated sites or other hazards.
- (b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.
- (c) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.
- (d) In relation to inundation from any source, the Council shall have regard to the following factors:
 - (i) the effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (ii) flood plain management measures proposed;
 - (iii) the proposed coastal protection mechanisms / techniques / measures and their environmental effects;
 - (iv) any proposed boundary drainage to protect surrounding properties;
 - (v) the adequacy of existing outfalls and any need for upgrading;
 - (vi) any need for retention basins to regulate the rate and volume of surface run-off.
- (e) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's Certificate of Title, pursuant to **Rule 13.6.7**.
- (f) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title, pursuant to **Rule 13.6.7**.
- (g) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.
- (h) In relation to land filling and excavation operations, the following factors:
 - (i) the effects on surrounding properties in terms of dust nuisance, visual detracting, or the potential height of buildings on filled land;
 - (ii) any adverse impacts on the natural pattern of surface drainage both on and outside the site;
 - (iii) the type of, and placement of, fill material in terms of its potential for contamination of land or water, or potential subsidence;
 - (iv) mitigation, or avoidance, of adverse effects caused by filtration affecting neighbouring properties;
 - (v) remedies necessary during emergencies;
 - (vi) the rules contained in **Section 12.3** relating to filling and excavation of land;
 - (vii) the impact of filling or excavation on heritage values, ecological values, cultural values, surface water quality, and access along waterways;
 - (viii) any beneficial effects in terms of waterway enhancement.

Attention is drawn to Northland Regional Council's natural hazards information and to s106 of the Resource Management Act 1991 which allows a consent authority to refuse subdivision consent in certain circumstances.

13.10.3 WATER SUPPLY

- (a) Where there is no reticulated water supply available for connection, whether it would be appropriate to allow a private restricted flow rural-type water supply system; such supply being always available and complying with *"Drinking Water Standards of New Zealand" (1995)*.
- (b) Whether the provisions of the *"Engineering Standards and Guidelines 2004 – Revised March 2009"* (to be used in conjunction with NZS 4404:2004) have been met in respect of fire fighting water supply requirements.
- (c) Whether the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004) have been met in

respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.

- (d) Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision.
- (e) Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increased pipe sizes leading to the subdivision in existing streets, or providing new wells and new pumping units.
- (f) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.

13.10.4 STORMWATER DISPOSAL

- (a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.
- (b) Whether the application complies with the provisions of the Council's *"Engineering Standards and Guidelines"* (2004) - Revised March 2009 (to be used in conjunction with NZS 4404:2004).
- (c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.
- (d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.
- (e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.
- (f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.
- (g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.
- (h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.
- (i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.
- (j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.
- (k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.
- (l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.
- (m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.
- (n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.
- (o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.
- (p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.
- (q) The need for and extent of any financial contributions to achieve the above matters.
- (r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.

13.10.5 SANITARY SEWAGE DISPOSAL

- (a) Whether the capacity, availability, and accessibility of the reticulated system is adequate to serve the proposed subdivision.

- (b) Whether the application includes the installation of all new reticulation, and complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).
- (c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.
- (d) Whether a reticulated system with a gravity outfall is provided, and where it is impracticable to do so, whether it is feasible to provide alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.
Note: Council consent to install private rising mains within legal roads will be required, under the Local Government Act.
- (e) Where a reticulated system is not available, or a connection is impractical, whether a suitable sewage treatment or other disposal systems is provided in accordance with regional rules or a discharge system in accordance with regional rules or a discharge permit issued by the Northland Regional Council.
- (f) Where a reticulated system is not immediately available but is likely to be in the near future, whether a temporary system is appropriate.
Note: Consent notices may be registered against Certificates of Title pursuant to **Rule 13.6.7** requiring individual allotments to connect with the system when it does become available.
- (g) Whether provision has been made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from a suitable sewage treatment or other disposal system, together with any consent notices to ensure compliance.
- (h) Whether there is a need for, and the extent of, any development contributions to achieve the above matters.
- (i) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary disposal purposes required to be provided.
- (j) Whether the subdivision represents the best practical option in respect of the provision that is made for the disposal of sewage and waste water.

13.10.6 ENERGY SUPPLY

- (a) Where the subdivision involves the construction of new roads or formed rights of way, whether an extended reticulation system will be installed (at the subdivider's cost), having regard to the provisions of the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004). The application for subdivision consent should also indicate how lots are to be reticulated.
- (b) Whether the proposed reticulated system to be installed by the subdivider is adequate for the likely development.
- (c) Where the proposed system will serve other land that is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed and the cost of such provision.
Note: Upgrading or cost sharing will be solely a matter for the network operator.
- (d) Where a gas supply is proposed, whether the gas network operator is responsible for the installation of all pipelines and their future maintenance, in line with the provisions of the Council's *"Engineering Standards and Guidelines" (2004)- Revised March 2009* (to be used in conjunction with NZS 4404:2004).
- (e) Whether there is a need for a local purpose reserve to be set aside as a site for any public utility required to be provided.
- (f) Whether there will be potential adverse effects of the proposed reticulation system on amenity values.
- (g) Whether the subdivision design, location of building platforms and proposed electricity supply has had adequate regard to the future adoption of appropriate renewable energy initiatives and technologies.

13.10.7 TOP ENERGY TRANSMISSION LINES

Where it is proposed to subdivide land to create new allotments within an area measured 20m of either side of the centre point of an electrical transmission line designed to operate at or above 50 kV, particular regard shall be had to the following matters:

- (a) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line.

- (b) The ability to carry out maintenance and inspection of transmission lines to avoid risk of injury and/or property damage.
- (c) The outcomes of consultation with the affected utility operator.
- (d) The subdivision design, location of building platforms, location of any proposed tree planting, extent and nature of earthworks.

13.10.8 TELECOMMUNICATIONS

- (a) Where the subdivision involves construction of new roads or formed rights of way, whether an extended reticulation system has been installed (at the subdivider's cost), having regard to the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004) and *"The National Environmental Standard for Telecommunication Facilities 2008"*.
- (b) Where the proposed system will serve other land which is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed, and the cost of such provision.
- (c) Whether the proposed reticulation system will have potential adverse effects on amenity values.

Note: Upgrading or cost-sharing will be solely a matter for the network operator.

13.10.9 EASEMENTS FOR ANY PURPOSE

Whether there is a need for an easement for any of the following purposes:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) Easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings.
 - (v) any other network utilities.
- (e) Easements in gross in favour of the Council adjoining banks of rivers, streams, lakes, wetlands or the coastal marine area not subject to an esplanade reserve or strip.
- (f) Stormwater easements passing through esplanade reserves where drainage will be to the adjoining lake or river.

13.10.10 PROVISION OF ACCESS

- (a) Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.

13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

- (a) Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

13.10.12 BUILDING LOCATIONS

- (a) Whether the subdivision provides physically suitable building sites.
- (b) Whether or not development on an allotment should be restricted to parts of the site.
- (c) Where a proposed subdivision may be subject to inundation, whether the establishment of minimum floor heights for buildings is necessary in order to avoid or mitigate damage.
- (d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

Note: Attention is also drawn to the Visual Amenity rules applying in the General Coastal, South Kerikeri Inlet and Coastal Living Zones and in Outstanding Landscapes (see **Chapter 10** and **Section 11.1**).

13.10.13 PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

- (a) Whether any vegetation, habitats of indigenous fauna, heritage resources and landscape features are of sufficient value in terms of the objectives and policies in **Chapter 12** of the Plan, that they should be protected.
- (b) Whether the means (physical and/or legal) by which ongoing preservation of the resource, area or feature will be achieved is adequate.
- (c) Where there are Sites of Cultural Significance to Maori, (refer to **Appendix 1F** and the **Resource Maps**), whether it is appropriate to require their protection by physical or legal means and/or to provide for access to the site over the land to be subdivided.
- (d) Where a reserve is to be set aside and vested in the Council, whether the value of the reserve land is offset against the assessment of any financial contribution.
- (e) Whether any measures are proposed to protect known high density kiwi habitats from predation by dogs, cats, rats, mustelids, pigs, and other animal pests.
- (f) Whether the subdivision would have an adverse effect on the ability to protect listed historic buildings, places or objects and their setting or surrounds; and the protection of listed notable trees.
- (g) Whether the subdivision will result in the permanent protection and/or enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding landscapes, outstanding landscape features or outstanding natural features.
- (h) Whether the subdivision will result in the significant enhancement of biodiversity values through planting of native flora (preferably those species that naturally grow in the area) and ongoing management (including pest animal and plant control, fencing and replacement of failed plantings, stream enhancement and waterway protection).

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means. Mechanisms other than a Consent Notice which may be acceptable include:

- (i) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (ii) a conservation covenant with the Department of Conservation or the Council;
- (iii) an open space covenant with the Queen Elizabeth II National Trust;
- (iv) a heritage covenant with the Heritage New Zealand Pouhere Taonga;
- (v) a reserve under the Reserves Act.

13.10.14 SOIL

- (a) The extent to which any subdivision will contribute to or affect the ability to safeguard the life supporting capability of soil.
- (b) The degree to which the life supporting capacity of the soil may be adversely affected by the subdivision and the degree to which any soils classified as I, II or III in the NZ Land Resource Inventory Worksheets are adversely affected by the subdivision.

13.10.15 ACCESS TO WATERBODIES

- (a) Whether the subdivision provides public access to and along the coastal marine area or to and along banks of lakes or rivers, and whether that access is appropriate, given the nature of the land subject to the subdivision application, and the sensitivity of the waterbody to environmental effects resulting from the use of that access by the public.

13.10.16 LAND USE INCOMPATIBILITY

- (a) The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.10.17 PROXIMITY TO AIRPORTS

- (a) The degree to which the proposal takes into account reverse sensitivity - adverse effects arising from incompatible land use activities arising from being in proximity to an airport (including, but not limited to, the hours of operation, flight paths, noise, vibration, glare and visual intrusion).

13.10.18 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

- (a) The degree to which the proposal takes into account the preservation and/or enhancement of the natural character of the coastal environment.

13.10.19 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

The extent to which the application promotes energy efficiency and renewable energy development and use through the following initiatives:

- (a) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);
- (b) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;
- (c) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;
- (d) access to alternative transport facilities;
- (e) domestic or community renewable electricity generation;
- (f) solar street lighting.

13.10.20 NATIONAL GRID CORRIDOR

Where it is proposed to have development within the National Grid Corridor particular regard shall be had to the following matters:

- (a) Whether the design and construction of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001);
- (b) Provision for the ongoing operation, maintenance and planned upgrade of the National Grid.

Where an application is made for development within the National Grid Corridor as a non complying activity, Transpower New Zealand Limited will be considered an affected party in accordance with the Act.

13.11 NON-COMPLYING (SUBDIVISION) ACTIVITIES

Subdivision is a non-complying activity where:

- (a) If a subdivision activity does not comply with the standards for a discretionary (subdivision) activity; or
- (b) the subdivision is in a Coastal Hazard 1 Area, as shown on the **Coastal Hazard Maps**;
- (c) the subdivision is in the Recreational Activities and Conservation Zones. Any application for a subdivision in the Recreational Activities and Conservation Zones will be publicly notified; or
- (d) a new boundary line passes through the Outstanding Natural Feature (**Appendix 1A**) or Outstanding Landscape Feature (**Appendix 1B**) or a lot is created which results in the only building site and/or access to it being located in the feature unless it is for creation of a reserve under the Reserves Act 1977. This clause does not apply within the Puerua Heritage Precinct.
- (e) if a subdivision activity does not comply with the standards of Rule 13.8.1 (National Grid Corridor).

The Council will use the assessment criteria in **13.10** as a guide when assessing non-complying subdivision activities in conjunction with the matters set out in Sections 104, 104B, 104D and 106 of the Act.

13.12 STRUCTURE PLANS

Structure plans are valuable tools to co-ordinate development carried out by individuals, and particularly urban development on the periphery of existing settlements. Development carried out in accordance with a structure plan will ensure that proper provision is made for roads, reserves, community facilities and public works so that the new area of development is a logical and workable extension of the existing development.

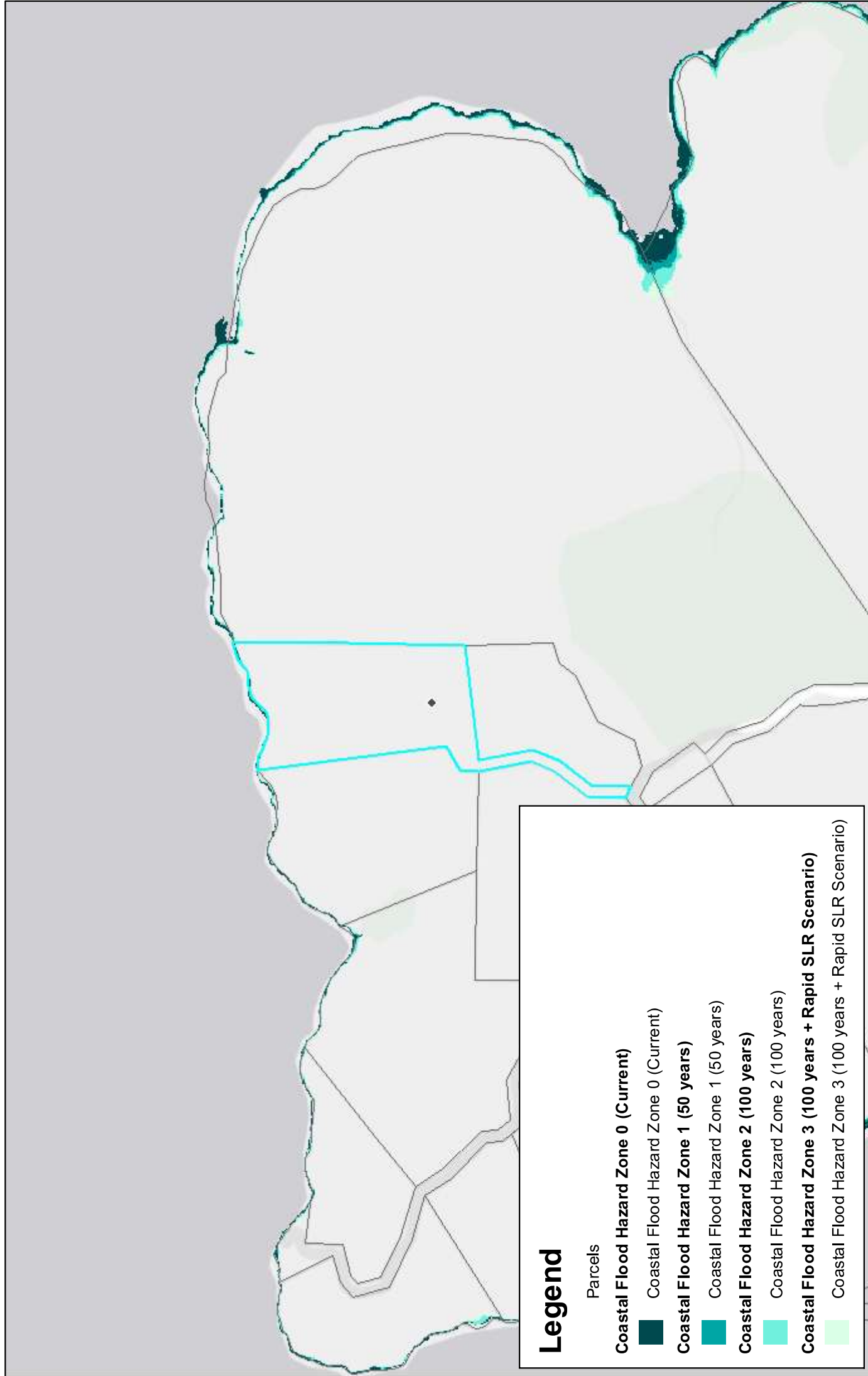
A structure plan will be given effect to through a Proposed Change to the District Plan. The relevant provisions of the Act will apply to any such Proposed Change.

A structure plan may be prepared by the Council or by others as a preliminary to subdivision. The purpose of a structure plan is to establish the broad framework for development in a particular area. The plan will

make provision for the community infrastructure which is needed, and will ensure that individual development decisions and applications in the area covered by the plan are co-ordinated and consistent with the District Plan.

A structure plan will consist of plans and written material and should include information on the following:

- (a) the size and location of the area covered by the structure plan;
- (b) the topography and geography of the structure plan area;
- (c) the classification of the soil;
- (d) the geotechnical aspects of the structure plan area;
- (e) the presence of natural hazards (such as flood prone land or land liable to erosion);
- (f) the identification of any outstanding landscapes and natural features, areas of significant indigenous vegetation and significant habitats of indigenous fauna, or heritage resources;
- (g) the proposed roading pattern for the area (including footpaths and cycleways);
- (h) the proposed reserves network for the area;
- (i) the proposed location of community facilities such as halls and community centres;
- (j) the proposed location of rural, residential, commercial and industrial environments;
- (k) the requirements (if any) of network utility operators such as electricity, telecommunications, education and healthcare;
- (l) the Low Impact Design principles utilised to reduce impermeable areas and reduce stormwater runoff volumes and avoid or mitigate adverse effects on receiving environments.



Legend

Parcels

Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

Coastal Flood Hazard Zone 3 (100 years + Rapid SLR Scenario)

NORTHLAND REGIONAL COUNCIL – Coastal Hazard maps

Northland Regional Council (NRC) has updated coastal hazard maps that show areas potentially subject to coastal erosion and coastal flooding considering 50- and 100-year timeframes, including sea level rise projections due to climate change. The updated maps, made available in April 2021, are available at the NRC Natural Hazards Map Viewer. [Far North Maps Far North District Council \(fndc.govt.nz\)](http://fndc.govt.nz)

The coastal flooding maps show four different scenarios:

- **Current day** (CFHZ 0): areas currently susceptible to coastal flooding in a 1-in-100-year storm event with no allowance for sea level rise.
- **50-year projection** (CFHZ 1): areas susceptible to coastal flooding in a 1-in-50-year storm event, with a projected sea-level rise of 0.6m by 2080.
- **100-year projection** (CFHZ2): areas susceptible to coastal flooding in a 1-in-100-year storm event, with a projected sea-level rise of 1.2m by 2130.
- **100-year ‘rapid sea level rise’** projection (CFHZ 3): areas susceptible to coastal flooding in a 1-in-100-year storm event, with a sea-level rise scenario of 1.5m by 2130. This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to dynamic ice sheet instabilities.

Further information from NRC about the hazard maps and the their method for identifying these hazard areas is available at the web link. <https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/coastal-hazards/update-to-coastal-hazard-maps/>

The maps showing potential future areas at risk are based on a conservatively predicted sea level rise scenario assessed by external experts. Information on natural hazards can be considered when applying for building consents or resource consents or undertaking development on a site.



Legend

Parcels

Regionwide Models (10 year Extent)

Regionwide Models (10 year Extent)

Regionwide Models (50 year Extent)

Regionwide Models (50 year Extent)

Regionwide Models (100 year CC Extent)

Regionwide Models (100 year CC Extent)

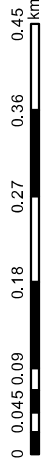


Natural Hazards

Own Copyright Reserved

Projection NZTM, Datum NZTM2000.

DISCLAIMER: Regional Council cannot guarantee that the information shown is accurate and should not be used in any manner without proper consultation with its owner.



High density kiwi and kiwi present areas

The council has Department of Conservation maps showing “kiwi present” and “high density kiwi” zones within Northland. Call count monitoring and survey data, kiwi distribution known by Northland kiwi practitioners and landowner reports have all contributed to the development of the maps. These maps are in general terms and are drawn at a large scale and this limits the precision. They should be seen as a guide.

Important Note - The property that is the subject of this LIM is within an identified kiwi present, or high density kiwi area. Please check the record of title for the property, and any resource consents applying to the property, for anything restricting or prohibiting the keeping of cats and dogs and mustelids (kiwi predators). Where such a restriction exists, the property owner must abide by that restriction. You can obtain a copy of the record of title by undertaking a title search through [Land Record Search | Toitū Te Whenua - Land Information New Zealand \(linz.govt.nz\)](https://www.linz.govt.nz/land-record-search)

Where there is no existing restriction applying, property owners can help by voluntarily taking measures to minimise the risk to kiwi from predation by dogs and cats, either by not having any cats and/or dogs on the site, or where there are cats and/or dogs, by taking practicable steps to keep them under control, especially at night and especially when there are likely to be chicks and juvenile kiwi present.

Further information can be obtained about kiwi areas and predator risk from the Department of Conservation.

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN (HOKIANGA COUNTY SECTION)

AND

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent
under the aforesaid Act by

A & G DAWN

FILE NUMBER RC2030801

That pursuant to Sections 105(1)(a) 108 and 220 of the Resource Management Act 1991, the Council grants its consent to A & G Dawn to subdivide (by way of boundary adjustment) five sites located at Opara Road, Hokianga, being legally described as Lots 1 & 2 DP 202237 and Lots 6, 7 & 13 DP 208551 contained in certificates of title 129B/978, 129B/979, 136D/373, 136D/374 & 136D/380 (North Auckland Registry) to create five allotments, subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson & King Ltd referenced 6507, titled Stage II dated 12/02 & updated 6/2/03 & 20/2/03 and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
2. That before the survey plan is sealed the following requirements are to have been satisfied:
 - a. All easements shall be duly granted or reserved.
3. That before a certificate is issued pursuant to Section 224(c) of the Act the subdividing owners shall:
 - a. Secure the conditions below by way of a consent notice issued under section 221 of the act, to be registered against the title of the affected allotments. The costs of preparing, checking and executing the notice shall be met by the
 - i. That only one dwelling per site is permitted on all allotments except for Lot 13 which shall be required to satisfy normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0 metres above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.
 - ii. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on-going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall

- be provided. The development plan shall be approved by the Manager of Resource Consents and be implemented within the time frames specified.
- iii Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the Manager of Resource Consents.
 - iv Each allotment will require a specifically designed wastewater treatment and disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on-site disposal.
 - v No cats, dogs or mustelids are permitted on any allotment.
 - vi Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.
 - vii The landowners of Lots 2 & 13 in addition to any requirements detailed in item ii of this notice shall be required to preserve the indigenous trees and vegetation on Lots 2 & 13 as shown by the areas marked F & I on the approved plan of subdivision. The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.
- b. Provide formed and metalled access on right of way easements Q, B & G to a 3.5 metre finished metalled carriageway width. The formation is to consist of a minimum of 100mm of compacted hardfill plus a GAP 40 running course and is to include watertable drains and culverts as required to direct and control stormwater. All such work shall be completed to the satisfaction of Council's Development Engineer.

2+13
Covered by
covenant

B Council further resolves that:

1. Pursuant to section 321 (3)(c) of the Local Government Act 1974, that it is satisfied that, in respect of lots 1, 2, 6, 7 & 13 adequate access to the allotments is provided over other land pursuant to an easement of right-of-way running with the land and appurtenant to that allotment; such that sub-section (1) of section 321 of the act shall not apply.

Advice Note:

If any activity associated with this proposal, such as earthworks, fencing, tree planting or landscaping, may modify, damage or destroy any archaeological site(s), an authority from the New Zealand Historic Places Trust must be obtained for the work to proceed lawfully. An authority is required whether or not the land on which an archaeological site is present is designated, a resource or building consent has been granted, or the activity is permitted under the District or Regional Plan.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

1. The proposal is to adjust the boundaries of five existing sites. Effects associated with the boundary adjustment are considered to be minor and no other parties are considered to be affected.

2. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.

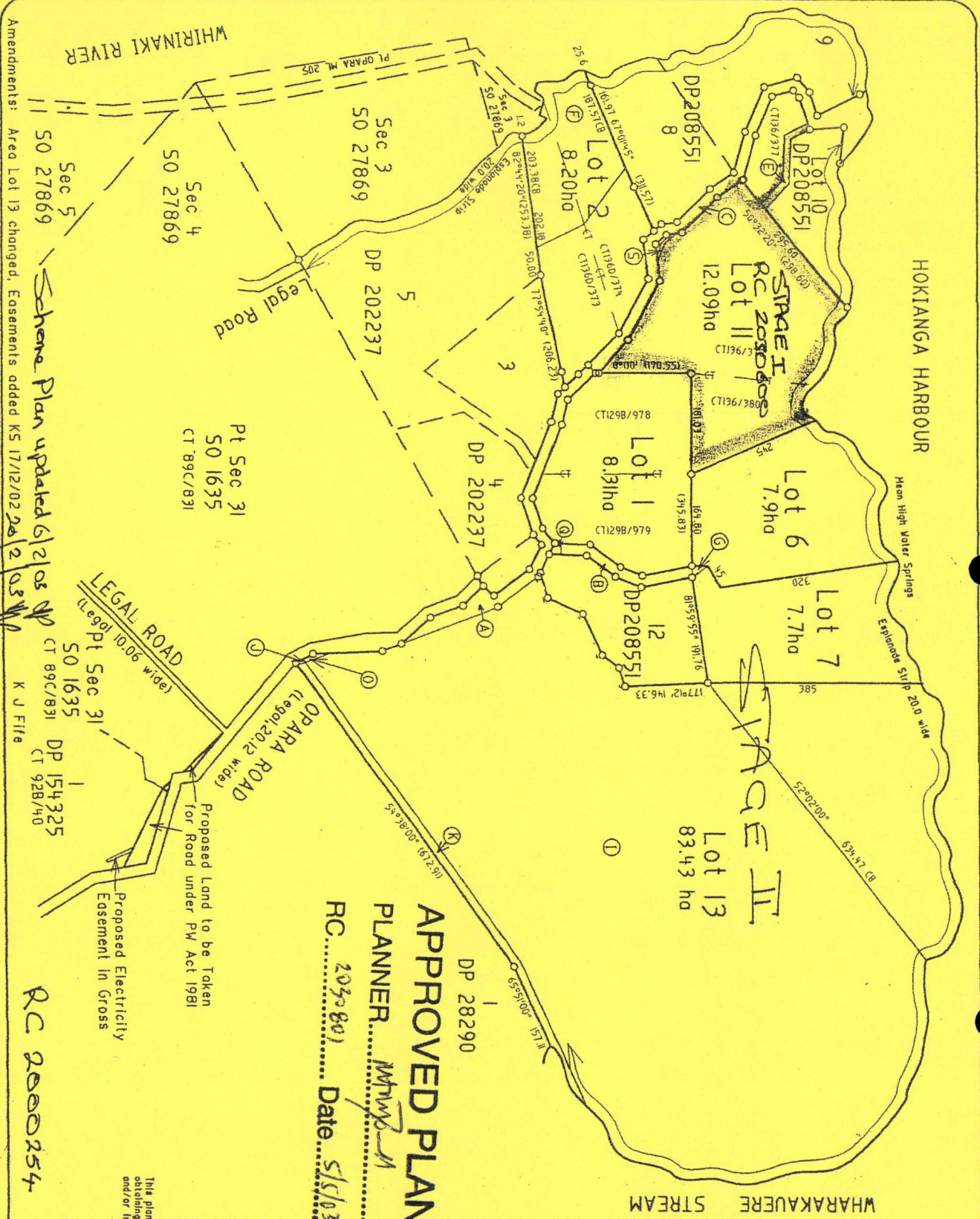
DECISION PREPARED BY: Murray McDonald, Consultant Resource Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

P. J. Killalea RESOURCE CONSENTS MANAGER
6th May 2003 DATE
RC 2030801

Proposed Subdivision of Lots 1 & 2 DP202237 & Lot 10 DP 208551
 Lots 6, 7, 11 & 13 DP208551 (Boundary adjustment) **A Down**

Survey Date	Name	Scale	Sheet Size	Surveyor's Ref. No.
12/02	KS	1:5000	A2	6507
12/02	KS			6507
12/02	KS			6507



Existing Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A)	Lot 13 Hereon	
Electricity	(B)	Lot 7 Hereon	
Telecommunications & Right to Convey Water	(C)	Lot 13 Hereon	
Electricity (in Gross)	(D)	Lot 7 Hereon	
	(E)	Lot 13 Hereon	
	(F)	Lot 13 Hereon	
	(G)	Lot 13 Hereon	
	(H)	Lot 13 Hereon	
	(I)	Lot 13 Hereon	
	(J)	Lot 13 Hereon	
	(K)	Lot 13 Hereon	
	(L)	Lot 13 Hereon	
	(M)	Lot 13 Hereon	
	(N)	Lot 13 Hereon	
	(O)	Lot 13 Hereon	
	(P)	Lot 13 Hereon	
	(Q)	Lot 13 Hereon	
	(R)	Lot 13 Hereon	
	(S)	Lot 13 Hereon	
	(T)	Lot 13 Hereon	
	(U)	Lot 13 Hereon	
	(V)	Lot 13 Hereon	
	(W)	Lot 13 Hereon	
	(X)	Lot 13 Hereon	
	(Y)	Lot 13 Hereon	
	(Z)	Lot 13 Hereon	

Appendix 1 Scheme Plan

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN (HOKIANGA COUNTY SECTION]

AND

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent
under the aforesaid Act by

A & G DAWN

FILE NUMBER RC2030600

A. That pursuant to Sections 105(1)(a) 108 and 220 of the Resource Management Act 1991, the Council grants its consent to A & G Dawn to subdivide (by way of boundary adjustment) two sites located at Opara Road, Hokianga, being legally described as Lots 11 & 13 DP 208551 contained in certificates of title 136D/359 & 136D/380 (North Auckland Registry) to create two allotments, subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson & King Ltd referenced 6507, STAGE 1 Variation 25/2/03, and attached to this consent with the Council's "Approved Plan" stamp affixed to it.

B Council further resolves that:

Pursuant to Section 348 of the Local Government Act 1974, consent is granted to the right-of-way shown as Easement E on the plan prepared by Thomson & King Ltd referenced 6507, STAGE 1 Variation 25/2/03, subject to the following condition:

1. Provide a formed and metalled carriageway of three metres width. The formation is to consist of a minimum of 100 mm of compacted hard fill plus a GAP 40 running course. The formation is to include water table drains and culverts as required to control and direct stormwater runoff. Such work shall be to the satisfaction of Council's Development Engineer.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

1. The proposal is to adjust the boundaries of two sites. Effects associated with the boundary adjustment are considered to be minor and no other parties are considered to be affected.
2. The provision of a right of way over the adjoining site will provide an access to the site that is considered to be more practicable than the existing right of way.

3. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.

DECISION PREPARED BY: Murray McDonald, Consultant Resource Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

P. J. Killeen RESOURCE CONSENTS MANAGER
4/1 March 2003 DATE
RC 2030600



Proposed Subdivision of Lots 1 & 2 DP202237 & ^{4 ROW} Lot 10 DP 268551
Lots 6, 7, 11 & 13 DP208551 (Boundary adjustment) A Down

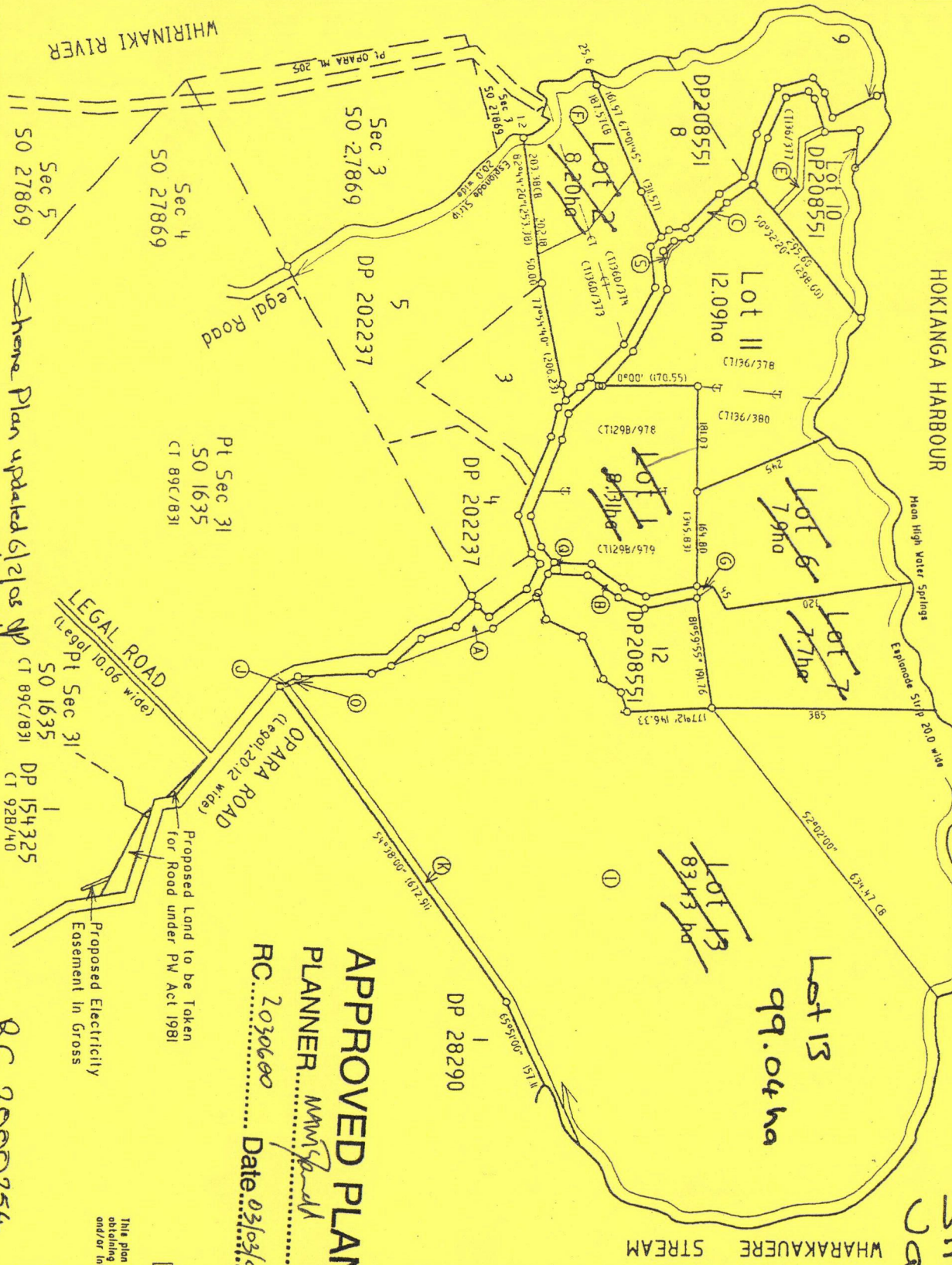
ORIGINAL	
Name	Date
Survey	KS 12/02
Design	KS 12/02
Drawn	12/02
Approved	1:5000
Rev.	A2

Surveyors
Ref. No:
6507
Series
Sheet of

Amendments: Area Lot 13 changed, Easements added K5 17/12/02 2/03

RC 2000254

Appendix 1 Scheme Plan



STAGE H CARRIAGE



Existing Easements			
Purpose	Shown	Servient Tenement	Document
Right of Way Electricity Telecommu- nications & Right to Convey Water	Ⓐ	Lot 13 Hereon	
	Ⓒ		
Electricity (In Gross)	Ⓑ	Lot 7 Hereon	
	Ⓓ	Lot 13 Hereon	
	Ⓐ	Lot 7 Hereon	
	Ⓔ	Lot 11 Hereon	
Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommu- nications & Right to Convey Water	Ⓔ	Lot 10 DP208551	Lot 11 Hereon
	Ⓖ	Lot 7 Hereon	Lot 6 Hereon
R.O.W (Foot Access) In Gross	Ⓐ	Lot 13 Hereon	Grantee FNDG

181000 mE

181500 mE

Springs

52°02'00"
634.47 CB

Lot 13

83.4446ha

Area not determined by survey

①

65°51'00" 290.0sc
65°51'00" 157.11

①

54°38'00" (672.64)
54°38'00" (672.91)

DP 28290

CT 46A/962

ROAD
wide

ed Easements

ent
ment0
08551Lot 11
Hereonon of
208551
51

Schedule of Existing Covenants

Purpose	Shown	Servient Tenement	Created By
Vegetation Protection	① ①	Lot 13 Hereon	5374576.8
	①	Lot 2 Hereon	

Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Created By
Right of Way Electricity Telecommu- -nications & Right to Convey Water	①	Lot 13 Hereon	5370311.6
	①	Lot 13 Hereon	5374576.7
	① ①	Lot 7 Hereon	5374576.7
Right to convey Electricity (In Gross)	① ①	Lot 13 Hereon	5374576.9
	①	Lot 7 Hereon	5374576.9
	①	Lot 11 Hereon	5374576.9
Right of Way (Pedestrian) (In Gross)	① ①	Lot 13 Hereon	5374576.10

LOCAL AUTHORITY: Far North District

Surveyed by: Thomson Survey Limited

Scale: 1: 5000

Date: May 2003

Approvals

A Dawn

G E Dawn

Registered Owners

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 23rd day of June 2003 subject to the granting or reserving of the easements set out in the memorandum hereon, and that pursuant to Section 321(3)(c) of the Local Government Act 1974 the Far North District Council is satisfied that adequate access is provided to Lots 1,2,6,7, & 11 over other land pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that sub-section (1) of Section 321 of the Act shall not apply and pursuant to Section 348 of the Local Government Act 1974 is the Right of Way shown as 'E' hereon on this 23rd day of June 2003.

P. J. Killeen
Authorised Officer

RC 2030600 & RC 2030801

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommu- -nications & Right to Convey Water	①	Lot 7 Hereon	Lot 6 Hereon

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right of Way (Pedestrian access)	① ① ①	Lot 13 Hereon	Far North District Council

CLASS OF SURVEY:

LOTS 1,2,6,7 & 11 III
LOT 13 IV (REGULATIONS 13 & 29).

Total Area 127.6356 ha

Comprised in Cs of T 136D/373,136D/374,
136D/378,129B/978,129B/979,136D/380L1d,136D/377E0

I, Denis McGregor Thomson, being a person entitled to practise as a licensed cadastral surveyor, certify that-
(a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

(Signature).....

(Date).....20.....

Field Book p Traverse Book p

Reference Plans

Examined Correct

Approved as to Survey By Land Information NZ on

Deposited by Land Information NZ on

File REF: 6507

Received

Instructions

Approved LM 93706 6507Surv

179500

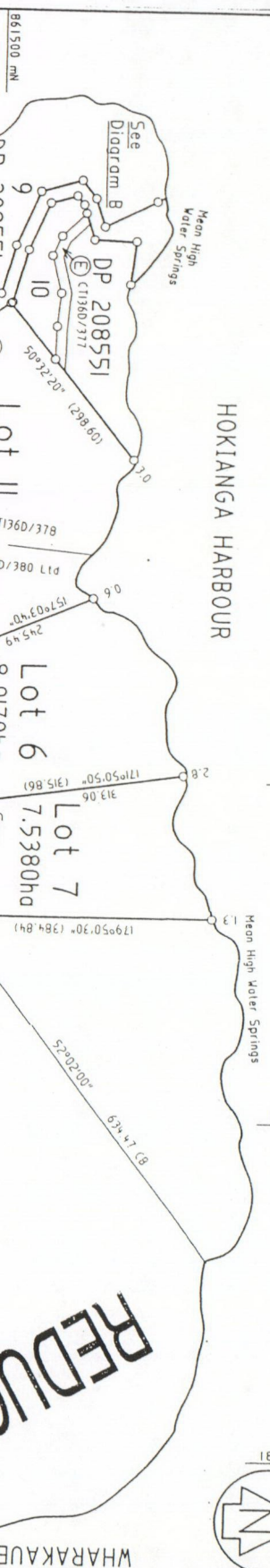
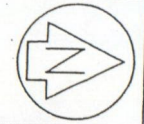
180000 E

180500 m

181000 mE

181500 mE

HOKIANGA HARBOUR



Lot 13
83.4446ha
Area not determined by survey

WHARAKAURE STREAM

Approvals
A Down
C E Down
Registered Owners
I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the day of 20 subject to the memorandum of the Local Government Act 1974 the Far North District Council is satisfied that adequate access is provided to Lots 12, 6, 7, and 11 over other land pursuant to easements of right of way running with the land and opportunity to those allotments and Council reserves on that ground that sub-section (1) of Section 348 of the Local Government Act 1974 is the Right of Way shown as E. Hereon on this day of 2007.

Authorised Officer
RC 2030600 & RC 2030801

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way			
Electricity			
Telecommunications & Convey Water			

Purpose	Shown	Servient Tenement	Grantee
Right of Way			
Electricity			
Telecommunications & Convey Water			

Memorandum of Easements in Gross
CLASS OF SURVEY: III
LOTS 1, 2, 6, 7 & 11
IV (REGULATIONS 13 & 29).
Total Area 127.6356 ha

Comprising in 1360/313/360/374, 1360/318/360/374, 1360/319/360/374, 1360/320/374, 1360/321/374, 1360/322/374, 1360/323/374, 1360/324/374, 1360/325/374, 1360/326/374, 1360/327/374, 1360/328/374, 1360/329/374, 1360/330/374, 1360/331/374, 1360/332/374, 1360/333/374, 1360/334/374, 1360/335/374, 1360/336/374, 1360/337/374, 1360/338/374, 1360/339/374, 1360/340/374, 1360/341/374, 1360/342/374, 1360/343/374, 1360/344/374, 1360/345/374, 1360/346/374, 1360/347/374, 1360/348/374, 1360/349/374, 1360/350/374, 1360/351/374, 1360/352/374, 1360/353/374, 1360/354/374, 1360/355/374, 1360/356/374, 1360/357/374, 1360/358/374, 1360/359/374, 1360/360/374, 1360/361/374, 1360/362/374, 1360/363/374, 1360/364/374, 1360/365/374, 1360/366/374, 1360/367/374, 1360/368/374, 1360/369/374, 1360/370/374, 1360/371/374, 1360/372/374, 1360/373/374, 1360/374/374, 1360/375/374, 1360/376/374, 1360/377/374, 1360/378/374, 1360/379/374, 1360/380/374, 1360/381/374, 1360/382/374, 1360/383/374, 1360/384/374, 1360/385/374, 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SHEET 1 OF 2 SHEETS.

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way			
Electricity			
Telecommunications & Convey Water			

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way			
Electricity			
Telecommunications & Convey Water			

Approved as to Survey By Land Information NZ on
Deposited by Land Information NZ on

LAND DISTRICT: NORTH AUCKLAND
LOCAL AUTHORITY: Far North District
Surveyed by: Thomson Survey Limited
Scale: 1: 5000
Date: May 2003
Approved by: 6501
Instructions

FAR NORTH DISTRICT COUNCIL



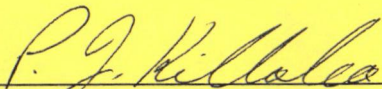
CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :	617-007-01
FILE NUMBER :	RC 2030801
APPLICANT :	A & G DAWN

IN THE MATTER OF LAND TRANSFER PLAN NO: 322604

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this *24th* day of *June* 2003.



RESOURCE CONSENTS MANAGER



FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING RC 2030801

The subdivision of
Lots 1 & 2 DP 202237,
6,7,11 & 13 DP 208551
& easement over Lot 10 DP 208551
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 322604.

SCHEDULE

To be registered on the titles of Lots 1,2,6,7,& 11

1. That only one dwelling per site is permitted on all allotments which shall be required to satisfy normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0 metres above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.

To be registered on the titles of Lots 1,2,6,7, 11 & 13

1. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on-going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall be provided. The development plan shall be approved by the Manager of Resource Consents and be implemented within the time frames specified.
2. Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the Manager of Resource Consents.
3. Each allotment will require a specifically designed wastewater treatment and

disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on-site disposal.

4. No cats, dogs or mustelids are permitted on any allotment.
5. Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.

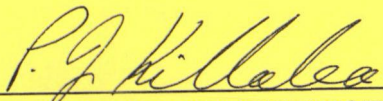
To be registered on the title of Lot 2 only

1. The landowner shall be required to preserve the indigenous trees and vegetation shown on the Survey Plan as "F". The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

To be registered on the title of Lot 13 only

1. The landowner shall be required to preserve the indigenous trees and vegetation shown on the Survey Plan as "I". The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 24th day of June 2003.

FAR NORTH DISTRICT COUNCIL



CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 348 LOCAL GOVERNMENT ACT, 1974



VALUATION NO	:	617-007-07
FILE NUMBER	:	RC 2030801
APPLICANT	:	DAWN, A & G

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, grants consent pursuant to Section 348 of the Local Government Act 1974, to the creation of easements of right of way over the parts marked "A" and "C" on DP 322604 (CT NA 90220) in favour of Lot 7 DP 322604 (CT NA 90218).

DATED at Kaikohe this 2nd day of December 2003.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL

IN THE MATTER of the Resource
Management Act 1991:

AND

IN THE MATTER of an application
under the aforesaid Act, 1991
by A & G E DAWN

APPLICATION NUMBER RC 2000254

HEARINGS APPLICATION TO SUBDIVIDE.

The property in respect of which the application is made, is situated at OPARA ROAD, RAWENE

HEARING

Before the Hearings Committee of the Far North District Council, on the 28 AUGUST 2000 AND DECISION OF 19 OCTOBER 2000

DECISION

THAT PURSUANT TO SECTION 105, 108 AND 220 OF THE RESOURCE MANAGEMENT ACT 1991, THE FAR NORTH DISTRICT COUNCIL HEREBY GRANTS CONSENT TO THE APPLICATION (BEING RC 2000254) BY A & GE DAWN TO SUBDIVIDE PT OLC 186, AND ALLOT W26 & E26 PARISH OF OMANAIA TO CREATE 12 LIFESTYLE ALLOTMENTS, A BALANCE RURAL ALLOTMENT, ESPLANADE STRIP AND A LOCAL PURPOSE (RECREATION) RESERVE TO VEST, SUCH LAND BEING LOCATED AT OPARA ROAD, RAWENE.

THIS CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT THE SUBDIVISION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLAN OF SUBDIVISION PREPARED BY THOMSON AND KING: PLAN REFERENCE 5343 (UPDATED 28-08-00) AND ATTACHED TO THIS CONSENT.
2. THAT PRIOR TO APPROVAL UNDER SECTION 223 OF THE ACT
 - (i.) THE SURVEY PLAN SHALL SHOW
 - a. ALL EASEMENTS DULY GRANTED OR RESERVED.
 - b. LOT 14 AS LOCAL PURPOSE RESERVE (RECREATION) TO VEST
 - c. BUSH PROTECTION AREAS IDENTIFIED ON LOTS 4-8 & 13 AND WHICH ARE SUBJECT TO BUSH PROTECTION COVENANTS AS

DETAILED WITHIN THE REPORT AND PLAN PREPARED BY MR. FENTON HAMLIN.

- d. AN ESPLANE STRIP OVER LOTS 5-11, AND LOT 13 TWENTY (20) METRES WIDE FOR THE PURPOSE OF PUBLIC ACCESS, RECREATION, AND CONSERVATION.
 - e. RIGHT OF WAY ACCESS BY EASEMENT IN GROSS (IN FAVOUR OF THE FAR NORTH DISTRICT COUNCIL) OVER RIGHT OF WAYS A, B, & C, FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS TO THE ESPLANE STRIP.
 - (ii.) SUBMIT PLANS FOR THE APPROVAL OF COUNCIL OF ALL WORKS TO BE CARRIED OUT ON PUBLIC ROAD AND ALL WORKS ON PRIVATE LAND WHICH ARE TO BE TAKEN OVER BY COUNCIL. ALL WORKS SHALL BE DESIGNED IN ACCORDANCE WITH COUNCIL'S ENGINEERING STANDARD AND GUIDELINES (AS DETAILED IN CONDITIONS 3D-F BELOW).
3. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 224(C) OF THE ACT, THE SUBDIVIDING OWNER SHALL:
- (A) PROVIDE EVIDENCE THAT THE ESPLANE STRIP DOCUMENTS HAVE BEEN PREPARED AND WILL BE EXECUTED.
 - (B) SECURE THE CONDITIONS BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT, TO BE REGISTERED AGAINST THE TITLES OF THE AFFECTED ALLOTMENTS. THE COSTS OF PREPARING, CHECKING AND EXECUTING THE NOTICE SHALL BE MET BY THE APPLICANT:
 - (i) THAT ONLY ONE DWELLING PER SITE IS PERMITTED ON ALL ALLOTMENTS EXCEPT FOR LOT 13 WHICH SHALL BE REQUIRED TO SATISFY THE NORMAL RESIDENTIAL INTENSITY REQUIREMENTS OF THE DISTRICT PLAN. ALL BUILDINGS ON ALL ALLOTMENTS SHALL BE NO MORE THAN 8.0M IN HEIGHT ABOVE NATURAL GROUND LEVEL. THE ROOFLINE OF ANY BUILDING IS TO BE BELOW THE RIDGELINE OR HIGHEST PART OF THE SITE.
 - (ii) THAT PRIOR TO THE ISSUE OF ANY BUILDING CONSENT AND COMMENCEMENT OF ANY SITE WORKS THE LANDOWNER SHALL PROVIDE A DEVELOPMENT PLAN. THE PLAN SHALL DETAIL THE LOCATION OF THE PROPOSED DWELLING THAT SHALL BE LOCATED BELOW THE RIDGELINE OR HIGHEST PART OF THE SITE. THE DEVELOPMENT PLAN SHALL SPECIFY OTHER SITE WORKS INCLUDING ACCESSORY BUILDINGS, PROPOSED LANDSCAPING, AN ON GOING PEST CONTROL AND WEED ERADICATION PROGRAM, WHICH INCLUDES IMPLEMENTATION AND MAINTENANCE. THE TIME FRAME WITHIN WHICH THE WORK IS TO BE COMPLETED SHALL BE PROVIDED. THE DEVELOPMENT PLAN SHALL ALSO ADDRESS ISSUES COVERED IN THE SCHEDULE ATTACHED TO THIS CONSENT. THE DEVELOPMENT PLAN SHALL BE APPROVED BY THE MANAGER OF

RESOURCE CONSENTS AND IMPLEMENTED WITHIN THE TIME FRAMES SPECIFIED.

- (iii) PRIOR TO APPROVAL OF ANY BUILDING CONSENTS THE LANDOWNER/S SHALL PROVIDE A SAMPLE OF THE PROPOSED COLOUR SCHEME OF THE BUILDING, WHICH SHALL BE NATURAL TONES AND WHICH IS SUBJECT TO THE APPROVAL OF THE MANAGER OF RESOURCE CONSENTS.
 - (iv) EACH ALLOTMENT WILL REQUIRE A SPECIFICALLY DESIGNED WASTEWATER TREATMENT AND DISPOSAL SYSTEM. THIS SYSTEM SHALL BE DESIGNED BY A SUITABLY QUALIFIED ENGINEER IN ACCORDANCE WITH THE REQUIREMENTS OF TP 58 AND THE INFORMATION SHOULD BE SUBMITTED IN CONJUNCTION WITH THE BUILDING CONSENT APPLICATION. ALTERNATIVELY EACH LOT WILL REQUIRE AN AEROBIC PACKAGE TREATMENT PLANT TO PROVIDE SATISFACTORY TREATMENT OF WASTEWATER PRIOR TO ON SITE DISPOSAL.
 - (v) NO CATS, DOGS OR MUSTELIDS ARE PERMITTED ON ANY ALLOTMENT.
 - (vi) ARCHAEOLOGICAL SITES IDENTIFIED ON LOTS 4, 9 & 11 SHALL BE NOTED AND RECORDED ON THE APPROPRIATE TITLES.
 - (vii) THAT ANY BUILDING ON ANY OF THE ALLOTMENTS SHALL BE REQUIRED TO PROVIDE ENGINEER DESIGNED FOUNDATIONS WITH THE BUILDING CONSENT APPLICATION.
 - (viii) THE LANDOWNERS OF THE ALLOTMENTS IN ADDITION TO ANY REQUIREMENTS DETAILED IN CONDITION 3 (B)(ii) SHALL BE REQUIRED TO PRESERVE THE TREES AND VEGETATION REQUIRED TO BE PROTECTED FOR CONDITION 2 (i)(c). THE LANDOWNERS SHALL NOT WITHOUT THE PRIOR WRITTEN CONSENT OF THE COUNCIL AND THEN IN STRICT COMPLIANCE WITH ANY CONDITIONS IMPOSED BY THE COUNCIL CUT DOWN, DAMAGE OR DESTROY ANY VEGETATION PROTECTED BY THE BUSH PROTECTION COVENANT. THE LANDOWNERS SHALL NOT BE DEEMED TO BE IN BREACH OF THIS PROHIBITION IF ANY SUCH VEGETATION SHALL DIE FROM NATURAL CAUSES NOT ATTRIBUTABLE TO ANY ACT OR DEFAULT BY OR ON BEHALF OF THE LANDOWNERS OR FOR WHICH THE LANDOWNER IS RESPONSIBLE.
- (C) CARRY OUT EARTHWORKS AND ANY UPGRADING REQUIRED, TO WIDEN THE EXISTING OPARA ROAD CARRIAGEWAY. THE WORK IS TO BE UNDERTAKEN FOLLOWING CONSULTATION WITH COUNCIL'S ROADING ENGINEERS AND IS TO BE COMPLETED TO THE VALUE OF \$2000 PER ADDITIONAL LOT CREATED.

money paid in lieu of
work

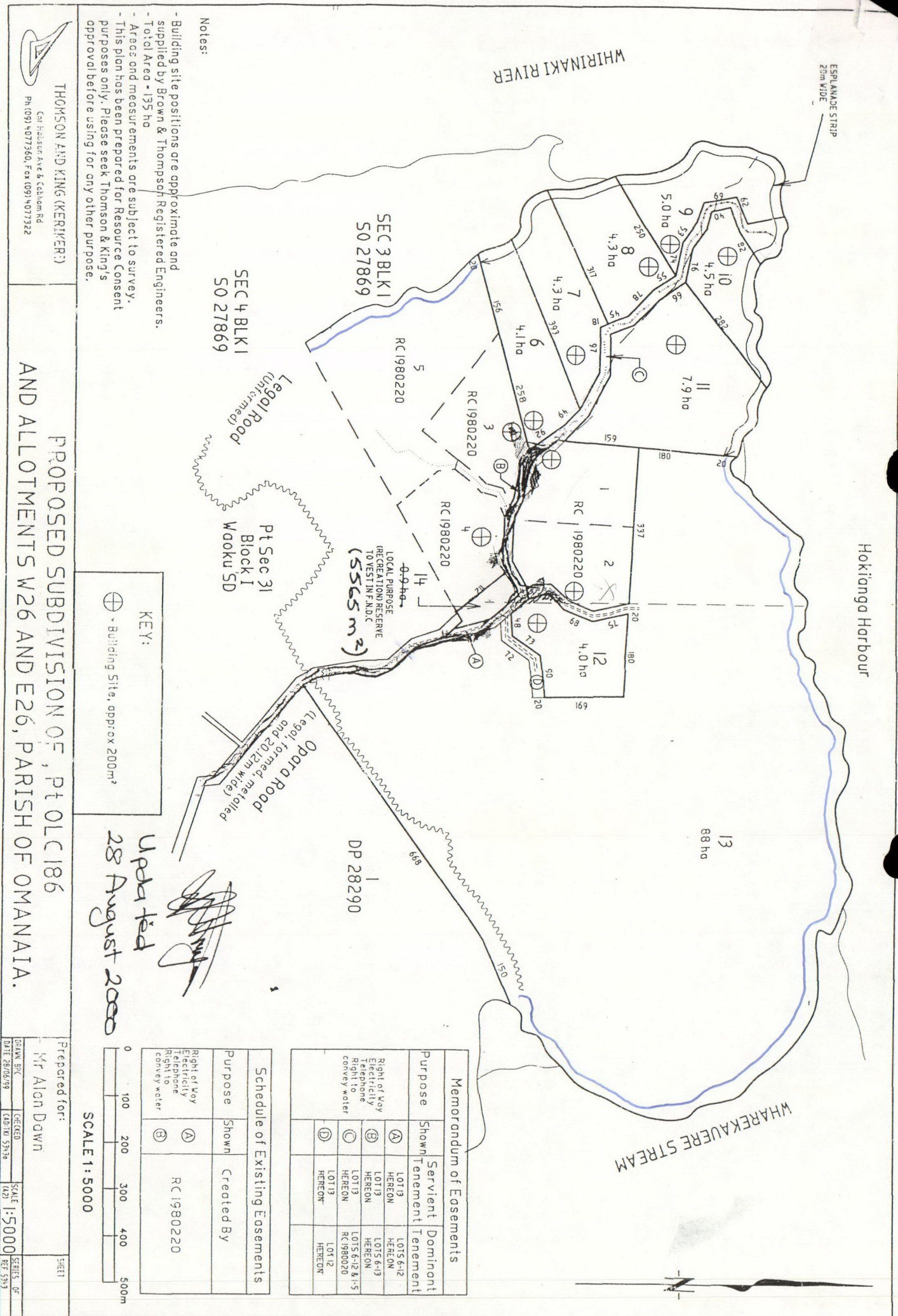
- (D) UPGRADE THE SECTION OF OPARA ROAD, WHICH IS NOT MAINTAINED BY COUNCIL TO PROVIDE A 5.5M WIDE METALLED CARRIAGEWAY COMPLYING WITH THE COUNCIL STANDARD FOR A TYPE A RURAL ROAD. THE WORK IS TO INCLUDE A TURNING CIRCLE AND PARKING AT THE END OF THE LEGAL ROAD OR AS CLOSE AS IS PRACTICABLE. THE TURNING CIRCLE IS TO HAVE A MINIMUM RADIUS OF 9 METRES AND A MINIMUM OF 6 CARPARKING SPACES ARE REQUIRED TO BE PROVIDED. (THE FORMATION & CARRIAGEWAY ARE NOT REQUIRED TO BE SEALED OR CONCRETED.) ✓
- (E) WHERE THE ROAD CARRIAGEWAY IS OUTSIDE OF ITS LEGAL ALIGNMENT THE LAND IN QUESTION (WHERE OWNED BY THE APPLICANT) IS TO BE VESTED IN COUNCIL AT NO COST TO COUNCIL. ✓
- (F) PROVIDE A FORMED AND METALLED CARRIAGEWAY ON RIGHTS OF WAY A, B & C AS FAR AS THE NORTHWESTERN BOUNDARY OF LOT 6 COMPLYING WITH COUNCILS ENGINEERING STANDARDS AND GUIDELINES FOR A TYPE A RURAL ROAD.
- (G) PROVIDE A FORMED AND METALLED CARRIAGEWAY ON THE BALANCE OF RIGHT OF WAY C TO 3.5M FINISHED METALLED WIDTH WITH PASSING BAYS ON ALL BENDS OR AT MINIMUM 100M SPACING. THE FORMATION IS TO CONSIST OF A MINIMUM OF 150MM OF COMPACTED HARDFILL PLUS A SUITABLE RUNNING COURSE AND IS TO INCLUDE WATER TABLE DRAINS AND CULVERTS AS REQUIRED TO DIRECT A CONTROL STORMWATER RUNOFF TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- (H) PROVIDE FORMED AND METALLED ACCESS ON RIGHT OF WAY D TO 3M FINISHED METALLED WIDTH CONSISTING OF A MINIMUM OF 100MM OF COMPACTED HARD FILL PLUS A SUITABLE RUNNING COURSE. THE FORMATION IS TO INCLUDE WATER TABLE DRAINS AND CULVERTS AS REQUIRED TO DIRECT AND CONTROL STORMWATER RUNOFF TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER. *no low?*
- (I) PROVIDE FORMED AND METALLED ACCESS TO EACH LOT IN ACCORDANCE WITH THE COUNCIL STANDARD FNDC/S/6B.
- (J) PROVIDE CERTIFICATION FROM A REGISTERED ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN. *to be amended*
- (K) PROVIDE EVIDENCE THAT POWER AND TELEPHONE HAVE BEEN RETICULATED TO THE BOUNDARY OF EACH ALLOTMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE SUPPLY AUTHORITY.
- (L) PROVIDE ADDITIONAL SIGNAGE CONSISTENT WITH THE DEPARTMENT OF CONSERVATIONS EXISTING SIGNAGE IDENTIFYING THE PROPERTY AS KIWI HABITAT. THE SIGNAGE SHALL BE ERECTED IN ACCORDANCE WITH THE GUIDELINES/ ADVICE OF THE DEPARTMENT OF CONSERVATION.

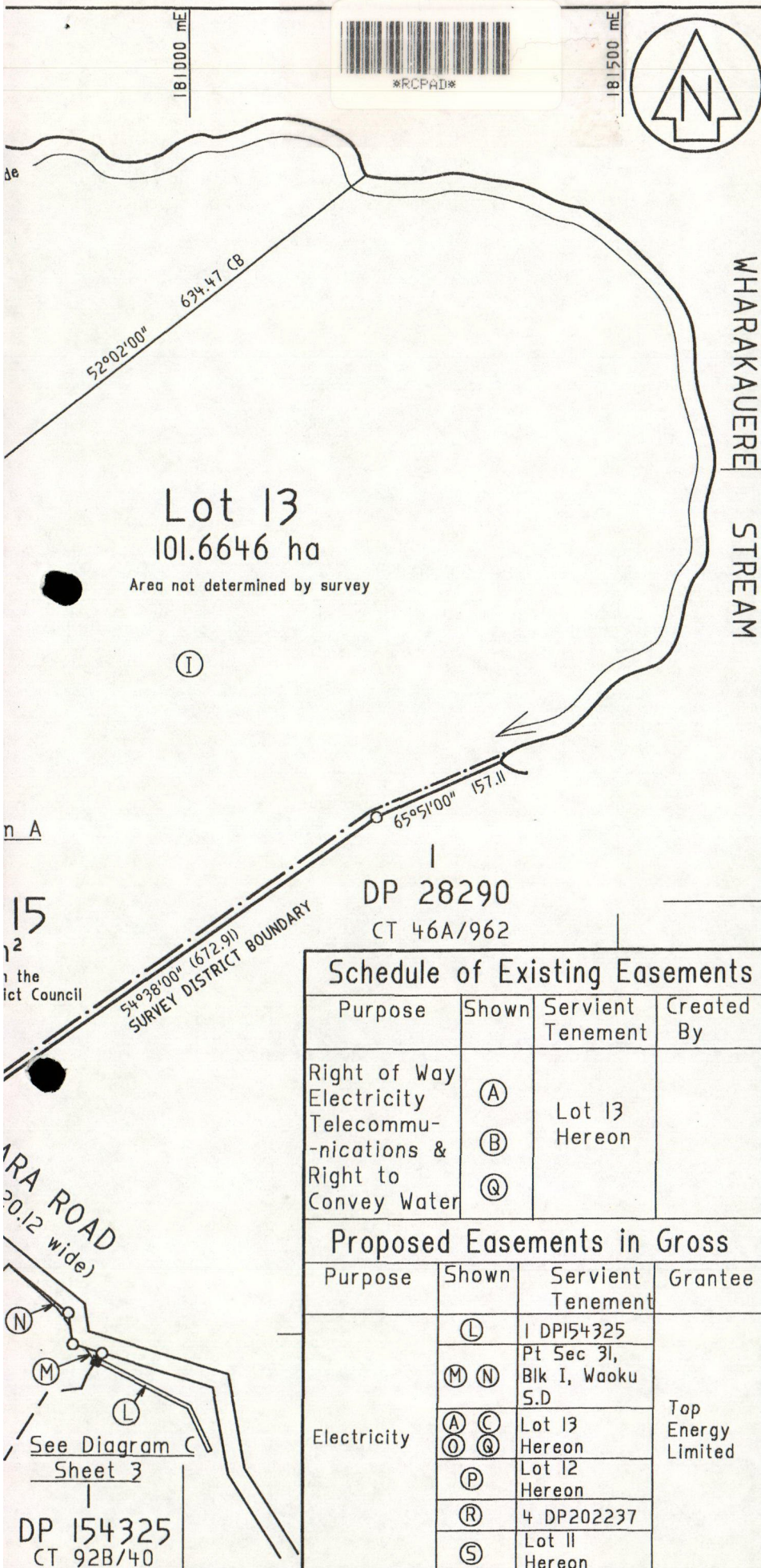
Reasons for the decision:

1. Council is satisfied that the site is suitable for the proposed use and with conditions of consent imposed environmental effects are considered to be minor.
2. The proposal is not considered to be contrary to the objectives and policies of the Transitional District Plan (Hokianga Component), the Proposed Far North District Plan, the Northland Regional Coastal Plan, and the Northland Regional Policy Statement.
3. Approval of this application will result in the protection of an important Kiwi habitat and protection of existing conservation values.

Advice Notes:

1. The applicant is advised that an invoice will follow this decision being additional costs incurred in its processing.
2. The applicant as a result of vesting Lot 14 to Council for reserve purposes has accumulated "credits" for reserve contribution which could be payable on future subdivision. The amount of credit available is 4000m² and applies to future subdivisions of Lot 13 only.
3. The attached roading plan has been provided to clarify how conditions apply to different sections of the roading.
4. That should during the minor excavation and site works any archaeological sites (middens etc.) be discovered that all work cease immediately and that a representative of the Historic Places Trust be called to assess the necessary requirements to satisfy the Historic Places Act.





Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Created By
Right of Way	(A)	Lot 13	
Electricity	(B)	Hereon	
Telecommu- -nications & Right to Convey Water	(Q)		

Proposed Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Electricity	(L)	1 DPI54325	Top Energy Limited
	(M) (N)	Pt Sec 31, Blk I, Waoku S.D	
	(A) (C) (O) (Q)	Lot 13 Hereon	
	(P)	Lot 12 Hereon	
	(R)	4 DP202237	
	(S)	Lot 11 Hereon	

Approvals

A Dawn

G E Dawn

Registered Owners

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on theday of..... 20 subject to the granting or reserving of the easements set out in the memorandum hereon, and for the purposes of Section 224(c) Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate and consent notice has been issued in respect of those conditions that have not been complied with.

Authorised Officer

RC 2000254

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A)	Lot 13 Hereon	Lots 6-12 Hereon
Electricity	(C)	Lot 13 Hereon	Lots 6-12 Hereon & Lots 1-5 DP 202237
Telecommu- -nications & Right to Convey Water	(B) (Q)	Lot 13 Hereon	Lot 12 Hereon
Purpose	Shown	Servient Tenement	In Gross Grantee
Right of Way (pedestrian access)	(A) (C)	Lot 13 Hereon	Far North District Council

CLASS OF SURVEY:

LOTS 6 - 12 III
LOT 14 & 15 II
LOT 13 IV (REGULATIONS 13 & 29).

Total Area 137.5839 ha

Comprised in CT 129B/983 CT 129B/984 Ltd
CT 129B/981, 129B/982 89C/831 & 92B/40(E0)

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....

(Date)...../9.....

Field Book p Traverse Book p

Reference Plans

Examined Correct

Approved as to Survey

..... / / Chief Surveyor

Deposited this day of 20.....

For Registrar General of Land

File REF: 5837

Received

Instructions

DP 208551

Approved LM 93706 5837dawn

7 DP 202237
ements over
Waoku S.D.

LOCAL AUTHORITY: Far North District

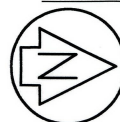
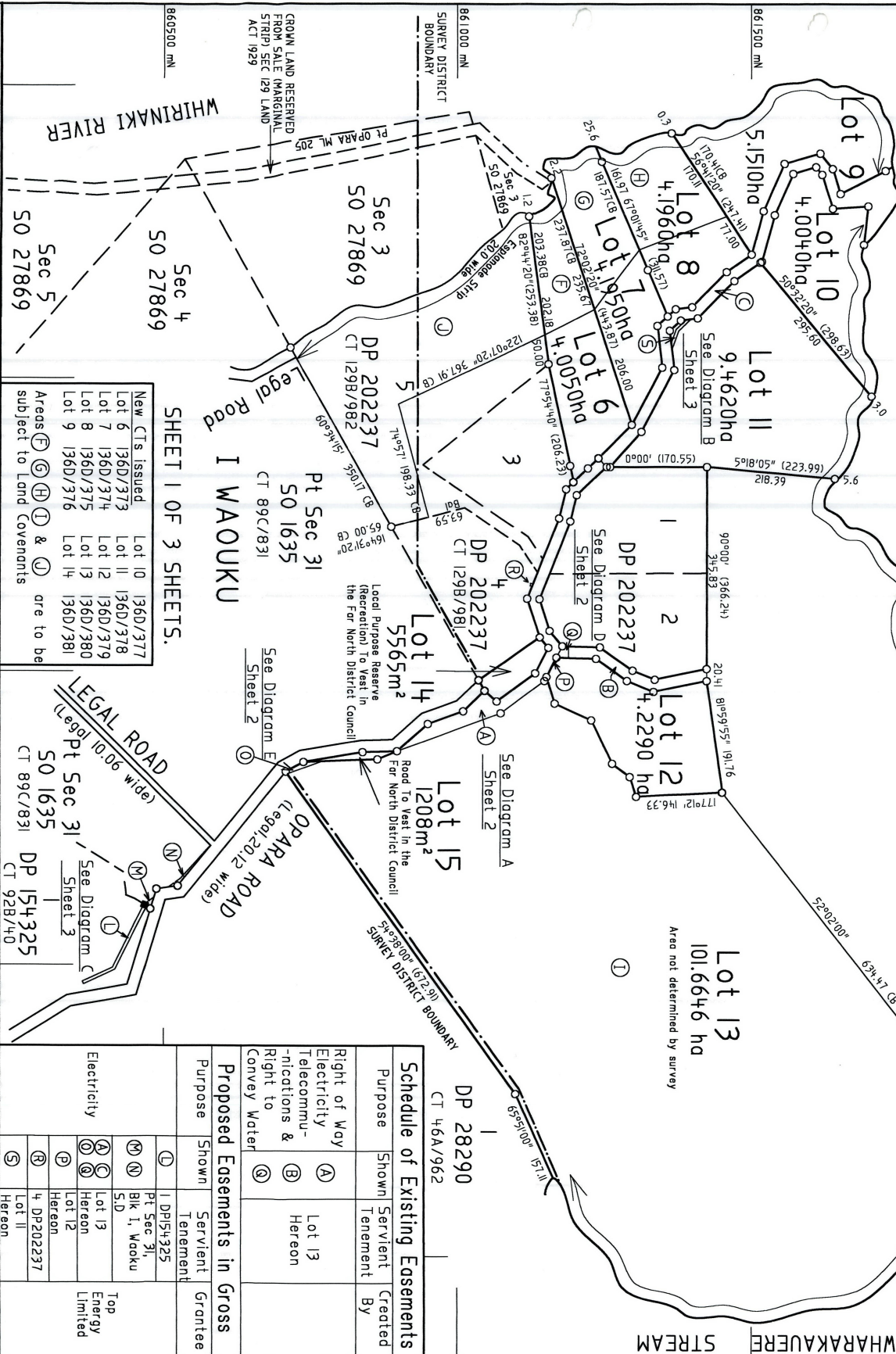
Surveyed by: Thomson & King (Kerikeri)

Scale: 1: 5000

Date: June 2001

XIII MANGAMUKA HOKIANGA HARBOUR

Mean High Water Springs
Eapthode Strip 20.0 wide



Approvals
A Down
G E Down

Registered Owners
I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the day of 20 subject to the granting or reserving of the easements set out in the memorandum heron, and for the purposes of Section 224(4) Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate and consent notice has been issued in respect of those conditions that have not been complied with.

Authorized Officer
RC 2000254

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A)	Lot 13	Lots 6-12
Electricity	(A)	Lot 13	Lots 6-12
Telecommu- -nications & Right to Convey Water	(C)	Lot 13	Lots 1-5 DP 202237
Purpose	Shown	Servient Tenement	In Gross Grantee
Right of Way	(A)	Lot 13	Far North District Council
Electricity	(A)	Lot 13	Far North District Council
Telecommu- -nications & Right to Convey Water	(C)	Lot 13	Far North District Council

CLASS OF SURVEY:

LOTS 6 - 12 III
LOT 14 & 15 IV (REGULATIONS 13 & 29).

Total Area 137.5839 ha

Comprised in CT 1298/983 CT 1298/984 Ltd CT 1298/981, 1298/982 89C/831 & 92B/40E0

I, Denis McGeer, Thomson, being a person entitled to practise as a registered surveyor, certify that:
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(b) this dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....
Field Book P Travers Book P.....

Reference Plan
Examined
Approved as to Survey Chief Surveyor

Deposited this day of 20.....

For Registrar General of Land DP 208551

File REF: 5837
Approved TM 93706 5837down

New CTS issued	Lot 10	136D/377	
Lot 6	136D/373	Lot 11	136D/378
Lot 7	136D/374	Lot 12	136D/379
Lot 8	136D/375	Lot 13	136D/380
Lot 9	136D/376	Lot 14	136D/381

Areas (F), (G), (H), (I) & (J) are to be subject to Land Covenants

DP 28290 CT 46A/962

Schedule of Existing Easements	Purpose	Shown	Servient Tenement	Created By
Right of Way	(A)	Lot 13	Hereon	
Electricity	(A)	Lot 13	Hereon	
Telecommu- -nications & Right to Convey Water	(B)	Lot 13	Hereon	
	(C)	Lot 13	Hereon	

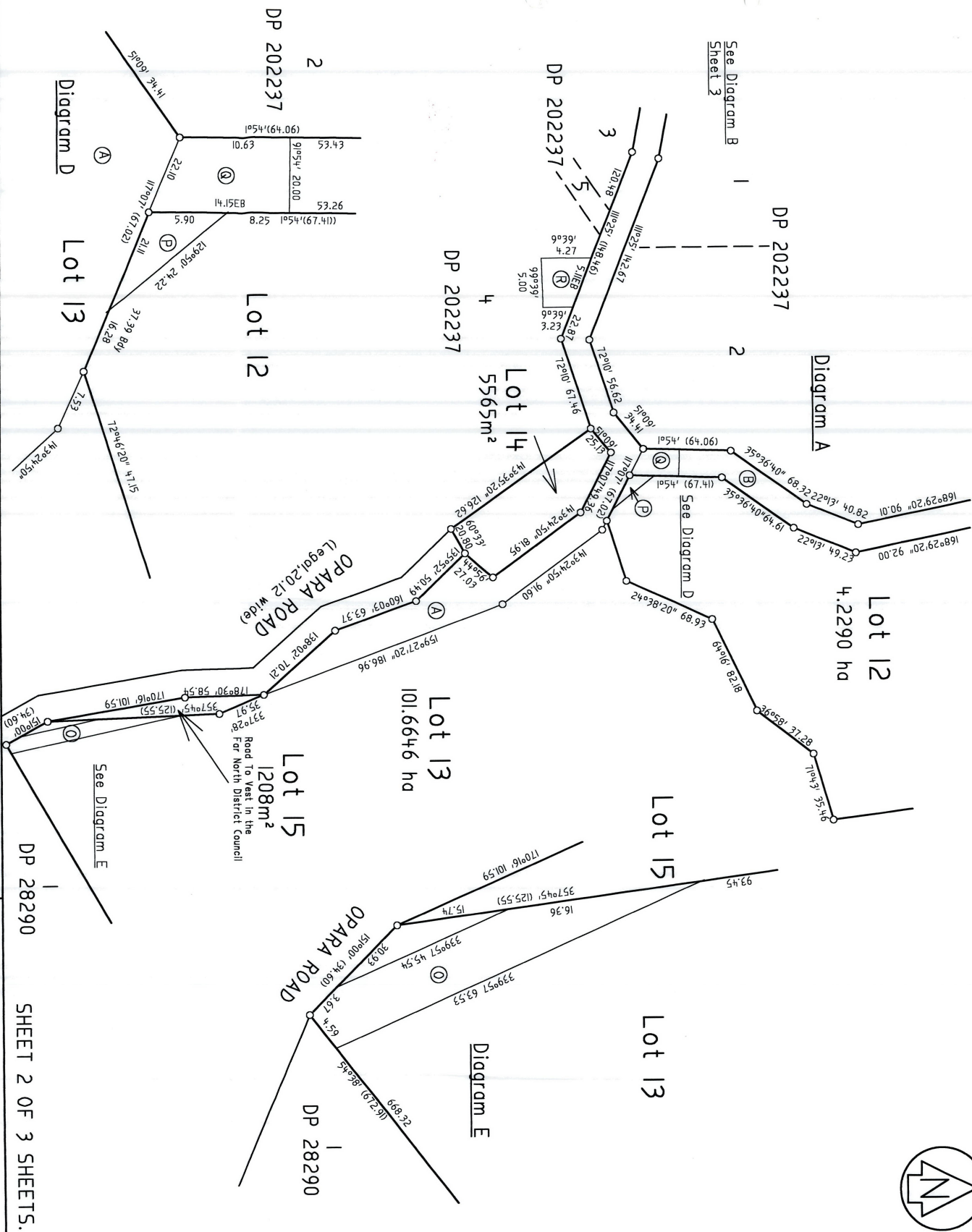
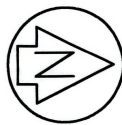
Proposed Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
	(D)	1 DP154325	
	(M)	Blk I, Waoku	
	(N)	S.D	
Electricity	(A)	Lot 13	Top Energy Limited
	(B)	Hereon	
	(C)	Lot 12	
	(D)	Hereon	
	(E)	4 DP202237	
	(F)	Lot 11	

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XIII MANGAMUKA
NZMS 261 SHEET No. 005/5.4

Lots 6 - 15 Being a Subdivision of Lot 6 & 7 DP 202237 & Covenant over Lot 5 DP 202237 & Easements over Lots 1 & 4 DP 154325 & Pt Sec 31 Blk I, Waoku S.D.

LOCAL AUTHORITY: Far North District.
Surveyed by: Thomson & King (Kerikeri)
Scale: 1: 5000 Date: June 2001



LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XIII MANGAMUKA
NZMS 261 SHEET No. 005/5.4

Lots 6 - 15 Being a Subdivision of Lot 6 & 7 DP 202237
& Covenant over Lot 5 DP 202237 & Easements over
Lots 1 & 4 DP 154325 & Pt Sec 31 Blk I, Waoku S.D.

LOCAL AUTHORITY: For North District
Surveyed by: Thomson & King (Kerikeri)
Scale: Not to scale Date: June 2001

DP 28290 SHEET 2 OF 3 SHEETS.

DRAFT

CLASS OF SURVEY:
LOTS 6 - 12 III
LOT 14 & 15 II
LOT 13 IV (REGULATIONS 13 & 29).

Total Area
Comprised in

I, Denis McGregor Thomson, being a person entitled to practise
as a registered surveyor, certify that:-
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were undertaken by me or under my direction in accordance
with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate, and has been created in
accordance with that Act and those Regulations.

(Signature).....

(Date).....

Field Book P Traverse Book P

Reference Plans Correct

Examined Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 20

For Registrar General of Land

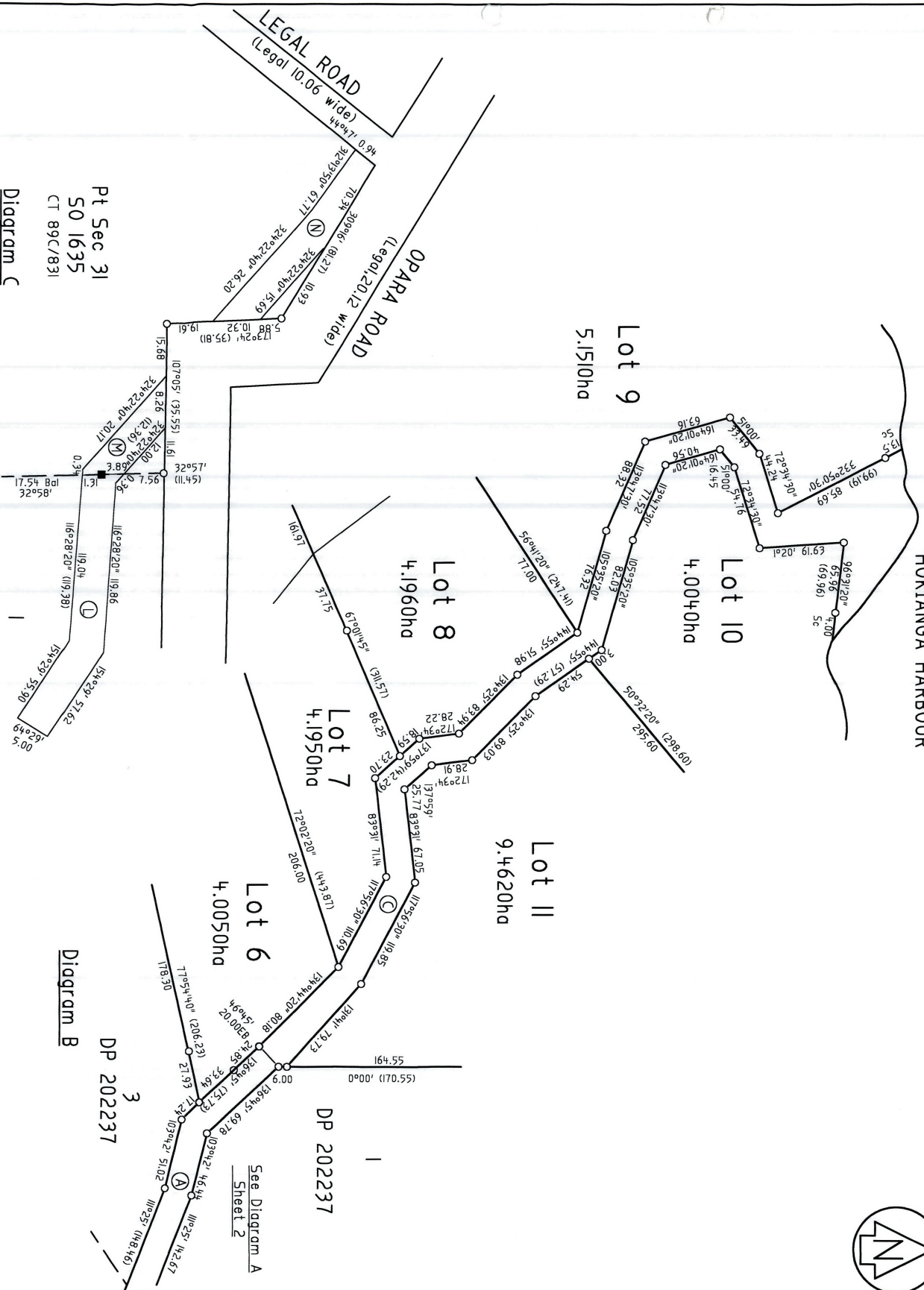
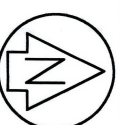
File REF: 5837

Instructions

DP 208551

Approved LN 93706 5837.dcm

HOKIANGA HARBOUR



DP 154325
CT 92B/40

Diagram B

DP 202237

See Diagram A
Sheet 2

DP 202237

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XIII MANGAMUKA
NZMS 261 SHEET NO. 005/5.4

Lots 6 - 15 Being a Subdivision of Lot 6 & 7 DP 202237
& Covenant over Lot 5 DP 202237 & Easements over
Lots 1 & 4 DP 154325 & Pt Sec 31 Blk I, Waoku S.D.

LOCAL AUTHORITY: For North District
Surveyed by: Thomson & King (Kerikeri)
Scale: Not to scale Date: June 2001

SHEET 3 OF 3 SHEETS.

Approval

DRAFT

CLASS OF SURVEY:
LOTS 6 - 12 III
LOT 14 & 15 II
LOT 13 IV (REGULATIONS 13 & 29).

Total Area
Comprised in

Idenis McGregor, Thomson, being a person entitled to practise
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(a) the surveys to which this dataset relates are accurate, and
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with the Survey Act 1986 and the Survey Regulations 1998.
(b) this dataset is accurate, and has been created in
accordance with that Act and those Regulations.

(Signature).....

Date:...../...../.....

Field Book p Traverse Book p

Reference Plans p

Examined correct

Approved as to Survey

Chief Surveyor

Deposited this day of 20.....

For Registrar General of Land

File REF: 5837
Received
Instructions
Approved LN 93706 5837down DP 208551

FAR NORTH DISTRICT COUNCIL



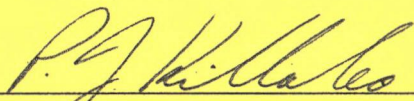
CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :	617-007-00
FILE NUMBER :	RC 2000254
APPLICANT :	ALAN DAWN

IN THE MATTER OF LAND TRANSFER PLAN NO: 208551

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at **Kaikohe** this *25th* day of *September* 2002.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL

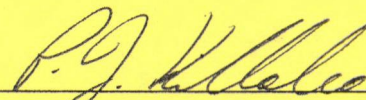


CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 617-007-00
FILE NUMBER	: RC 2000254
APPLICANT	: ALAN DAWN

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent RC 2000254 being subdivision of Lot Pt O.L.C.186, and allotments W26 and E26, Parish of Omanaia at Opara Road, Rawene adequate access is provided to Lots 6 - 13 pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the Act shall not apply.

DATED at Kaikohe this 25th day of September 2002.



RESOURCE CONSENTS MANAGER



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

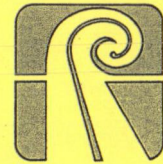
REGARDING

The subdivision of Lots 6 & 7 DP 202237 &
Covenant over Lot 5 DP 202237 &
Easements over Lots 1 & 4 DP 154325 & Pt
Sec 31 Blk I Waoku S.D.,
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by **THE FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the Schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and are to be registered on the new titles for Lots 6-13 DP 208551 and Lot 5 DP 202237.

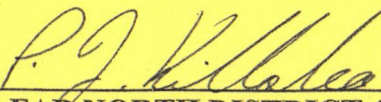
SCHEDULE

- i. That only one dwelling per site is permitted on all allotments except for Lot 13 DP 208551 which shall be required to satisfy the normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0m in height above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.
- ii. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall be provided. The development plan shall also address issues covered in this schedule. The development plan shall be approved by the manager of Resource Consents and implemented within the time frames specified.
- iii. Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the manager of Resource Consents.



- iv. Each allotment will require a specifically designed wastewater treatment and disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each Lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on site disposal.
- v. No cats, dogs or mustelids are permitted on any allotment.
- vi. Archaeological sites identified on Lots 9 & 11 DP 208551 shall be noted and recorded on the appropriate titles.
- vii. Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.
- viii. The landowner(s) of Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 in addition to any requirements detailed in item 'ii' of this schedule shall be required to preserve the indigenous trees and vegetation on Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 as shown by areas marked 'H', 'G', 'F', 'J', 'I' on the survey plan DP 208551. The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED:


By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATE at KAIKOHE this
RC 2000254.
DAWN.CN_2

25th day of **September** **2002**

☐ AUCKLAND

27 GILLIES AVE NEWMARKET • PO BOX 9231 NEWMARKET
PHONE 0-9-529 2404 • FAX 0-9-529 2403 • EMAIL bandt@ihug.co.nz

☒ KERIKERI

KERIKERI PROFESSIONAL CENTRE • FAIRWAY DRIVE • PO BOX 480 KERIKERI
PHONE 0-9-407 9332 • FAX 0-9-407 7812 • MOBILE 025-735 315
EMAIL digital@igrin.co.nz

☐ KAITAIA

123 COMMERCE STREET KAITAIA
PHONE 0-9-408 6066 • FAX 0-9-408 2902

STABILITY ASSESSMENT AND REPORT

For

ALAN DAWN.

(Stage I, RC 1980220)

OPARA ROAD
HOKIANGA.

MAY 1998

W K F BROWN BE MIPENZ RPE (Qld) MIOD
G L JAMES BE MIEAUST MIPENZ

1. INTRODUCTION.

This report is compiled to assess the stability and the suitability for building sites on Alan Dawn's property, Opara Road, Hokianga. A brief assessment of on-site effluent disposal options has also been performed. This report is prepared for the sole usage by our client, and any reference to or use of this report by any other person or parties without the prior permission from the offices of Brown and Thomson Consulting Engineers would be in breach of copyright.

11. SITE DESCRIPTION.

This large property is comprised of a lengthy central ridge line which has several secondary ridges originating at right angles from it. These secondary ridges are located off both shoulders of the main ridge line. An existing roadway meanders along the top of the main ridge. There is a diverse range of slopes on this site- the more gentle at approximately 10 degrees and the steep slopes are well in excess of 45 degrees. The predominant portion of the property is clad in mature native regenerative bush. A minimum of four suitable building site have been identified on this property. Reference should be made to the included site plan for the location of these sites.

111. SITE INVESTIGATION.

The extent of the site investigation and appraisal involved a thorough walkover of the proposed building sites and the adjoining slopes while noting all the geotechnical features that have any relevance to the stability. An augerhole was drilled to verify the subsoil types and their insitu undrained shear strengths. The augerhole was drilled down to a depth until soft rock was encountered. Soil strengths were measured at every 0.5 metre increment. The location of this augerhole is shown on the attached site plan. The augerhole log is also included in this report. It should be noted that this augerhole gives an indication of soil conditions in the locality of the hole and variations may exist in areas away from this location.

IV. GEOLOGY

The local soil type on this property is Whirinaki Clay Loam. The Clay is underlain by a sandstone layer which varies in depth from 0.5 metres on the top of the ridge to approximately 3.0 metres in the mid-slope regions.

V. STABILITY.

" BUILDING SITE A":

One augerholes was drilled on this site, as shown on the site plan.

The Augerhole in this zone revealed a thin veneer of topsoil overlying a layer of stiff to very stiff silty clay which is dry to moist. The insitu undrained shear strength of the clay layer ranges from 110 to 130kPa. This layer has minor sandstone gravelly inclusions of upto 10 mm sizes. This depth of this layer is approximately 2.8 metres. From a depth of 2.5 metres the strength of the soil increases significantly to well in excess of 140 kPa until a gravelly layer is encountered between the interface of the clay and soft sandstone layer. A light timber framed type of dwelling would be recommended for this section . A pole platform type of foundation would be feasible and this would need to be specifically designed using the soil strengths described above. The building must be sited as close to the ridge as possible.

The upper clay layer is the completely weathered version of the parent rock, and the usual form of instability that can occur with this soil type consists of downslope creep of the clay layer over the firmer lower layers. It is therefore important that the slope below any building site be free from stepping which would remove support to the land above. Stormwater must be controlled carefully and must not be allowed to concentrate around or below the proposed building site.

" BUILDING SITE B":

This site is located astride a secondary ridge and is deemed to be a stable building site.

No Augerholes were drilled on this site. The top of the secondary ridge may be levelled to provide a flat building platform. Any building must be positioned on the top of the secondary ridge other than the shoulders. A light timber framed type of dwelling built on pile/ bearer foundations or a heavy structure (brick or block masonry) founded on concrete slab and footing may be located here. All strip footings must be a minimum of 450mm into the natural ground. It is recommended that insitu undrained shear strength readings be taken on this site prior to any foundation design.

Stormwater must be controlled carefully and must not be allowed to concentrate around or below the proposed building site.

" BUILDING SITE C":

This building site is located on the spine of the main ridgeline and is deemed to be stable. All buildings must be kept astride the main ridge. There is a possibility of multiple buildings sites in this vicinity. More detailed investigations are required before this can be verified.

Stormwater must be controlled carefully and must not be allowed to concentrate around or below any building sites in this area..

" BUILDING SITE D":

This site is located astride a secondary ridge and is deemed to be a stable building site. Multiple building sites may be possible in this area. A more detailed investigation is warranted. The observation of the cut slopes in close vicinity of this area reveal a stiff gravelly clay layer at least 2.0 metres deep. The depth to sandstone is estimated to be approximately 2.5 to 3.0 metres. Buildings must be positioned as close to the spine of the secondary ridge as possible. A light timber framed type of dwelling built on pile/ bearer foundations or a heavy structure (brick or block masonry) founded on concrete slab and footing may be located here. All strip footings must be a minimum of 450mm into the natural ground. It is recommended that insitu undrained shear strength readings be taken on this site prior to any foundation design.

Stormwater must be controlled carefully and must not be allowed to concentrate around or below the proposed building site.

"SLIP ON EXISTING ROADWAY":

A slip that covers a large area, has occurred on a steep slope above the roadway. Careful observation was made on the nature of this slip. Observations reveal that this is a shallow surficial translational type of failure of the clayey skin (approximately 1 metre deep) overlying the sandstone layer. The clay appears to have 'peeled' off after severe inundation. A deep seated failure of this slope is not anticipated although it is foreseen that this slope will continue to 'peel' if left exposed.

It is recommended that native trees with extensive root systems (eg. Pohutakawa) be planted on this slope to minimise the risk of further spalling and erosion.

VI. EFFLUENT DISPOSAL:

It should be noted that the options given in this section are guidelines only and more detailed tests and designs will be required prior to the issue of any building consents.

"BUILDING SITE A":

A deep bore type of on-site effluent disposal system will best suit this building site. All bores must be drilled into the sandstone layer. A filter must be used in the second chamber of the septic tank.

"BUILDING SITE B":

A shallow trench type of system may be used for this house site if the soils here are classified as category 4. Evapo-transpiration trenches may be used if the soils are classified as category 5 or 6. A filter must be used in the second chamber of the septic tank.

"BUILDING SITE C":

A deep bore type of on-site effluent disposal system will best suit this building site. All bores must be drilled into the sandstone layer. A filter must be used in the second chamber of the septic tank.

" BUILDING SITE D":

A deep bore type of on-site effluent disposal system will best suit this building site. All bores must be drilled into the sandstone layer. A filter must be used in the second chamber of the septic tank.

VII. RECOMMENDATIONS:

It is recommended that:

The Building sites be located as shown on the site plan.

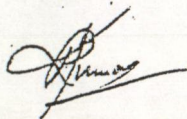
Foundations be designed using the soil strengths described in this report, or strengths measured for the specific sites, by a suitably qualified engineer.

All cut faces be either properly retained or suitably battered back and planted over. All retaining structures be designed by a suitably qualified engineer.

Effluent be disposal as described in this report, after designs are presented following more detailed investigations. This must be done prior to the issue of any building consents.

Stormwater be disposed off very carefully and concentrations of stormwater be prevented from around building sites and downslopes in the vicinity of any building sites.

For any future development the disturbance to the natural flora be minimised to retain maximum ground cover.



PRADEEP KUMAR
B.E.hons, NZCE, MIPENZ.
REGISTERED ENGINEER

☐ AUCKLAND

27 GILLIES AVE NEWMARKET • PO BOX 9231 NEWMARKET
PHONE 0-9-529 2404 • FAX 0-9-529 2403 • EMAIL bandt@ihug.co.nz

☒ KERIKERI

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☐ KAITAIA

123 COMMERCE STREET KAITAIA
PHONE 0-9-408 6066 • FAX 0-9-408 2902

Thomson & King
P.O. Box 372
Kerikeri

Re: RC 2000254 for A. & GE Dawn

Proposed subdivision Alan Dawn, Hokianga

Access: Access to the proposed subdivision is along Opara Road and is a group 2 metalled road, 5,5 mtr wide. A small section of the road has a reduced width due to site restrictions. (60 mtr in length)
The location and width have been marked on drawing :ref 5343; Plan proposed road realignment.
The formation width is 7.5 mtr.

Stormwater: Accumulated storm water, mainly from the access road can easily be disposed off by means of discharge in a large number of natural water courses due to the undulating nature of the terrain. More detailed design will be available when resource consent has been obtained.
Distances from access road to Whirinaki River or Hokianga Harbour is on average 300 mtr.
Sediment control and silt retention measures will be in place according NRC guidelines..

Building sites: For each lot at least one area has been identified suitable as house site. The locations have been indicated on Thomson & King drawing, ref:5343. A description for each lot has been given in this report.

Access to building platform: For each lot access to the building site has been investigated and would comply with FNDC standards. A description for each lot has been given in this report

Waste water disposal: A number of test holes have been drilled in various locations to determine the draining characteristics. Soil suites differ slightly across the site and in general vary between cat 4 – 6.
The options are: Shallow trenches for soil cat 4-5
ETS beds for soil cat 6
Deep bores where sandstone and/or weathered rock are encountered in top 3 mtr.

For all proposed lots wastewater disposal can be achieved and will meet the parameters set in TP 58
Specific design will be required at building permit stage.

Environment: With the easy contours, large lot development, relatively small quantities of earthwork and adequate on site waste water disposal the effects on the environment are considered less than minor.

A detailed description for each lot is as follows:

Lot 6: Consists of several spurs running off the main ridge (defined by the ROW continuing from lot 3) generally the slope is approx. 15° in a 150° mag direction.
The upper half of the lot is in Manuka and Kanuka, 5 mtr high (50%), Nikau and Cabbage tree to 4 mtr high(10%) with the balance in gorse, Wooly Nightshade and other noxious weeds. The lower half of the lot is in mature mixed indigenous species, including Totara, Nikau and Punga.

The identified building site slopes from 1° to 5° towards 210° mag. and has a cover of approx. 50 % in gorse and other noxious weeds. Access is proposed from the R.O.W. above at a maximum grade of approx. 1 in 10

Lot 7: Generally the slope and vegetation of lot 7 is similar to lot 6. The identified building site slopes from 1° to 15° in a direction of 235° mag.

The cover is 75% Manuka upto 3 mtr high with the balance in noxious weeds.
Access approx. 1 in 6

Lot 8: This lot slopes 15° towards 245° mag and is situated between two spurs running of the main ridge. The lower 30% of the site have indigenous bush cover (as lot 6) . The upper 70% is covered with noxious weeds. A natural waterhole (spring and storage) is situated halfway down the site
The identified building site slopes 10° in a 210° mag. direction and is situated on the top of a spur running off the main ridge.

Cover is 100% noxious weeds.
Access approx. 1 in 6

Lot 9: Approximately half of this site slopes 15° in a direction of 225° mag with the balance almost flat. (above the shore line) The vegetation cover is dominantly gorse and other noxious weeds (95%)
The identified building site slopes 12° in a direction of 250° mag. (slightly steeper at the lower end)
An alternative site (checked by an archeologist) could be at the bottom of the hill where the original Ferguson homestead stood.

This site is approx. 50 mtr from MHWS and slopes at 5° in a direction of 340° mag.
The vegetation cover is kikuya grass.
Access 1 in 6 - 7

Lot 10: The upper half of this site slopes 25° in a direction of 320° mag. The lower half is undulating to high water mark.

Vegetation cover is 75% Cantana and wooley nightshade with the balance in grass.
The building site identified slopes less than 5° and falls away on 3 sides. Cover is grass.
Horizontal distance from MHWS is approx. 50 mtr.
Access approx. 1 in 20

Lot 11: The top half of lot 11 slopes 40° in a direction of 350° mag. The lower half of this lot indulates back to MHWS at 10°.

The vegetation cover is 85% in wooley nightshade, Lantana, pampus and gorse. The balance is Manuka and Nikau.

The identified building site is located on a spur, below the steep part and with a vegetation cover as above.
There are several other suitable building sites on this lot.
Access 1 in 5 - 6

Lot 12: This site entails a central valley running from the ROW ridge towards the Northeast. The sides of the slopes approx. 15° to the centre.

Vegetation is 70% Manuka, 5 to 6 mtr high, 20% other indigenous species (Nikau, Cabbage tree) and the balance in gorse and other noxious weeds.

The identified building site is at the top of the valley, sloping 8° to a direction of 045° mag, falling away to natural watercourses on the East, North and West

Vegetation cover is 10% Manuka to 4 mtr high with the balance wooley nightshade and grass.
Several alternative sites can be located on this lot.

In general all building sites are on raised grounds with natural watercourses closeby for drainage purposes.
Specific foundation design will be required at building permit stage.



THOMSON AND KING LIMITED
(KERIKERI)
Cnr Hobson Ave & Graham Rd
PH (09) 4077360, Fax (09) 4077322

LONGITUDINAL SECTION (1800m - 2071m).

CENTRE LINE FILE : 5343A HORIZONTAL SCALE 1 : 500
VERTICAL SCALE 1 : 500

NOTE:

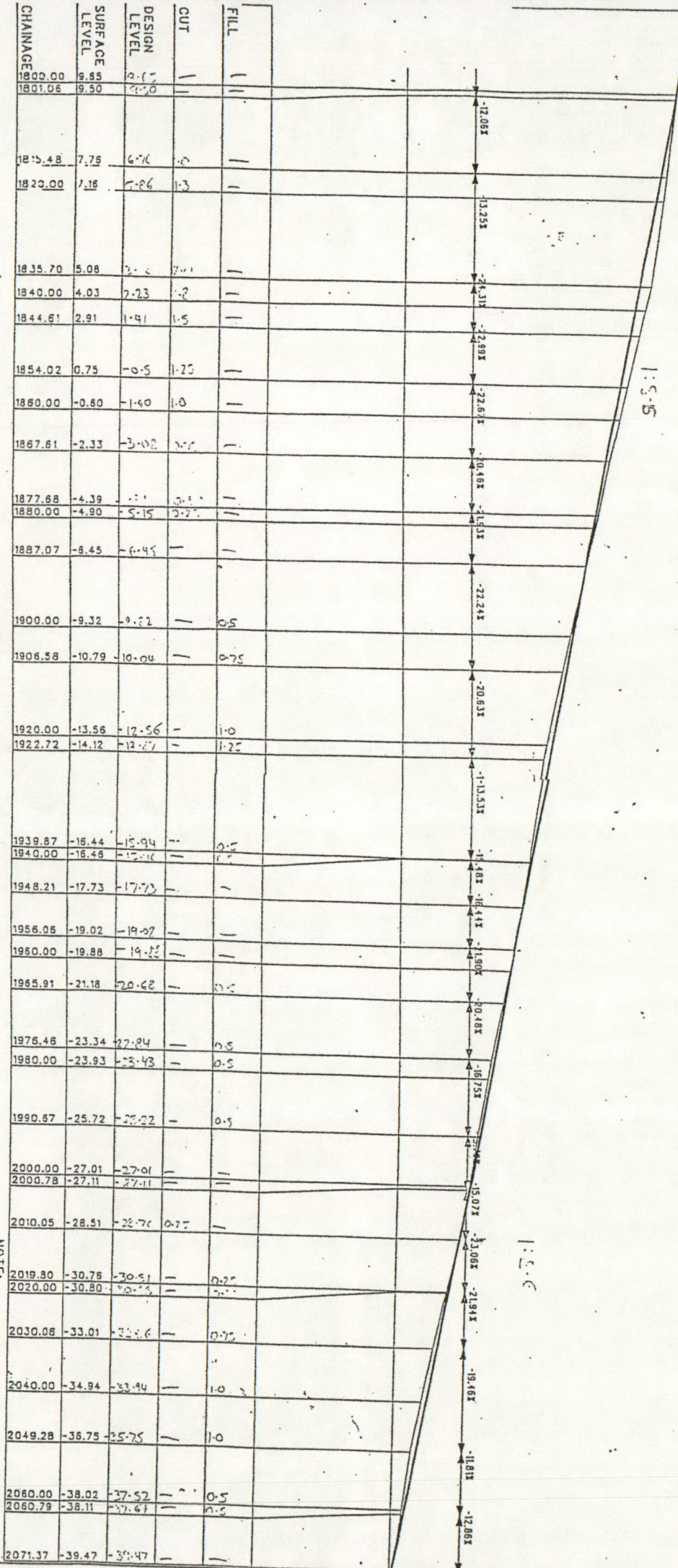
LEVELS ARE ASSUMED AND IN TERMS OF
1811 RL-100m (HIGHEST POINT ON SITE).

Prepared for:

Mr A. Dawn

SHEET

DRAWN BY: BPC CHECKED BY: SCALE: 1:500 SHEETS: 01



LONGITUDINAL SECTION (1340m - 1580m)

CENTRE LINE FILE : 5343A

HORIZONTAL SCALE 1 : 500
VERTICAL SCALE 1 : 500

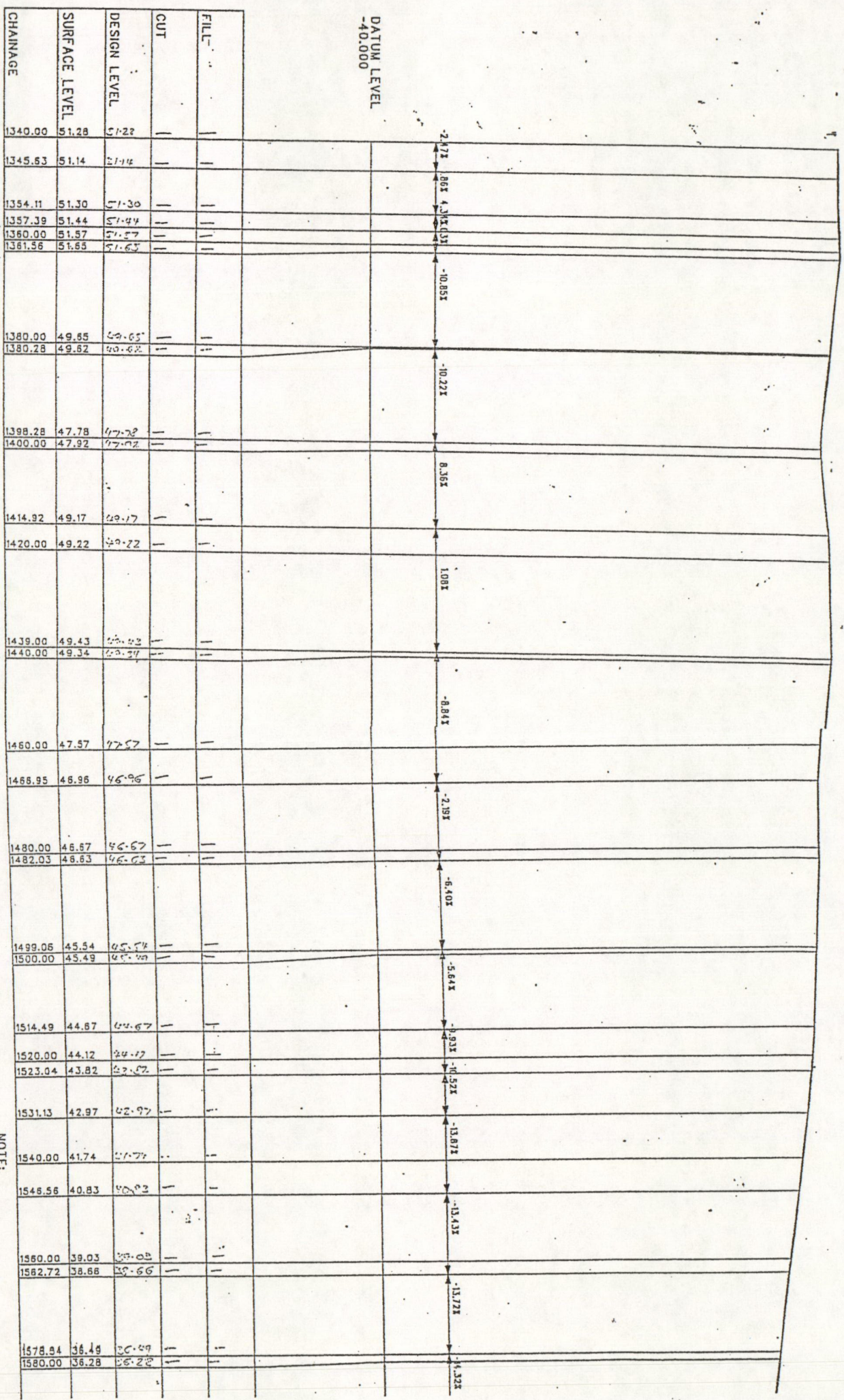
NOTE:

LEVELS ARE ASSUMED AND IN TERMS OF
IB III RL+100m (HIGHEST POINT ON SITE).

Prepared for:

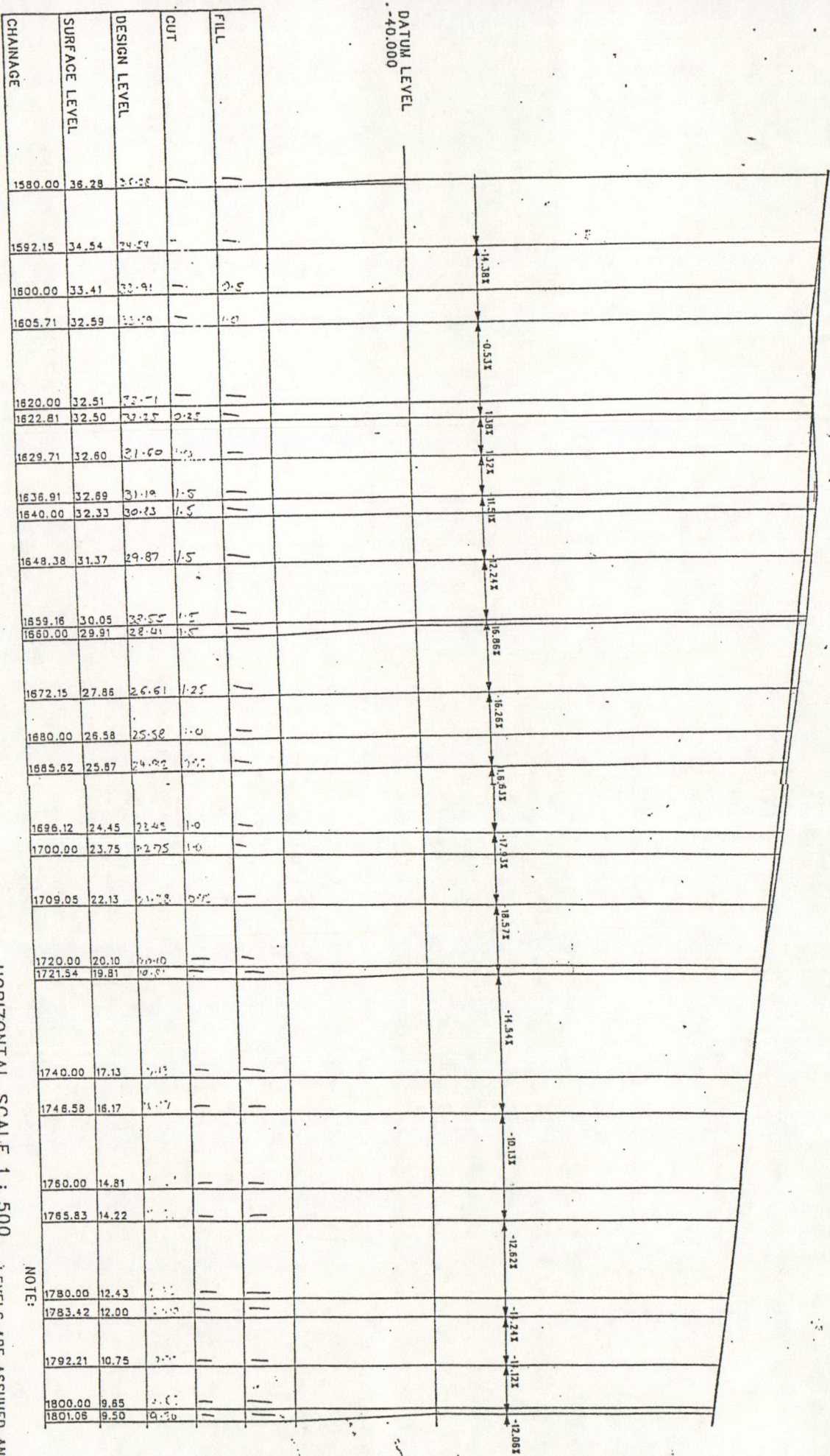
Mr A. Down

DRAWN	BY	CHECKED	SCALE	SHEET
1129			1:500	OF



LONGITUDINAL SECTION (1580m - 1800m)

CENTRE LINE FILE : 5343A
HORIZONTAL SCALE 1 : 500
VERTICAL SCALE 1 : 500



NOTE:

LEVELS ARE ASSUMED AND IN TERMS OF
IB III RL-100m (HIGHEST POINT ON SFEI):

Prepared for:

Mr A. Down

DATE	BY	CHECKED	SCALE	DATE	BY
21/11/99		13/12/2012	1:500		

NORTHERN ARCHAEOLOGICAL RESEARCH

**ARCHAEOLOGICAL SURVEY AND
ASSESSMENT OF A PROPOSED SUBDIVISION,
DAWN PROPERTY, OPARA, SOUTH HOKIANGA
HARBOUR.**



Prepared for
A. and G. Dawn
Opononi

Northern Archaeological Research
19 Kotare Drive, Mangonui / 67 Church St, Devonport, Auckland.

July 1999

NORTHERN ARCHAEOLOGICAL RESEARCH

**ARCHAEOLOGICAL SURVEY AND ASSESSMENT OF A
PROPOSED SUBDIVISION, DAWN PROPERTY, OPARA,
SOUTH HOKIANGA HARBOUR.**

by
Leigh Johnson

Introduction

Alan and Gayle Dawn propose to subdivide a property at Opara, located on the south side of the Hokianga Harbour. Northern Archaeological Research were commissioned by Thomson and King, (Kerikeri), on behalf of the owners, to undertake an archaeological survey and assessment of the affected areas of the property. The survey and assessment was undertaken to locate archaeological remains and advise the Dawns as to their obligations under the archaeological provisions of the Historic Places Act, 1993, and the Resource Management Act, 1991, and to undertake any mitigatory actions that may be required. The survey was undertaken on the 6th July 1999. This report outlines the results.

The archaeological survey and assessment of the area of the proposed development was conducted specifically to locate and record existing surface archaeological remains. The survey and report do not necessarily include the location or identification of wahi-tapu or sites of cultural or spiritual significance to the local Maori community, who should be approached independently for any information or concerns they may have.

Location

The property proposed for subdivision is located at Opara on the southern side of the Hokianga Harbour, between the Whirinaki River and the Wharekauere Estuary (Figure 1, Plate 1). The property covers an area of 135ha and consists of rolling to steep ridges and gullies that extend from a central peak down to the Wharekauere estuary to the

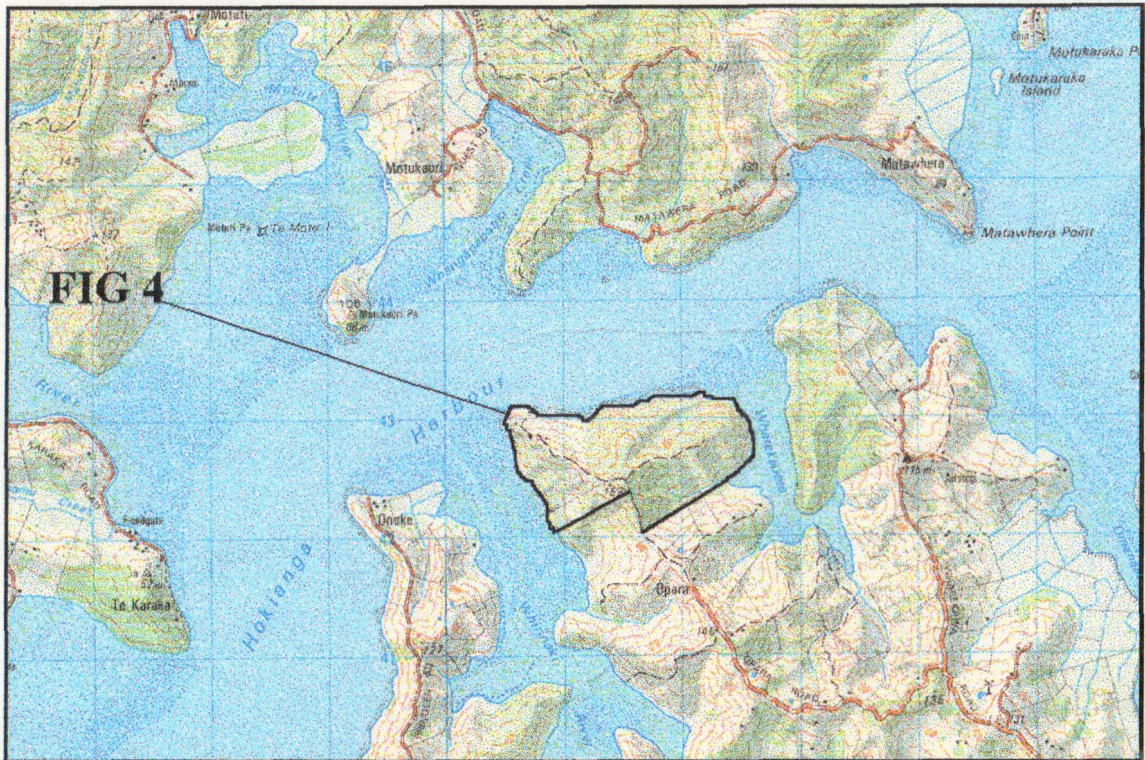


FIG 1. LOCATION OF THE DAWN SUBDIVISION, HOKIANGA HARBOUR (O05).

east, to the Whirinaki river to the west and to the Hokianga Harbour to the north. The property extends from sea level to a height of approximately 152m above sea level and overlooks the mid section of the Hokianga Harbour between Onoke to the west and Rawene to the east. The south-west, west and northern areas of the property is reverting farmland and is now largely covered in gorse, lantana, pampas and tobacco weed scrub. The north-east and eastern half of the property is covered in native bush. Soils of the area of the proposed subdivision consist of a yellow-brown earth, Whirinaki clay loam. Access to the property is by a single metalled road from Opara, that diverges into an unmetalled track to the north west and to the east at the summit of the main ridge.

Proposed development

Alan and Gayle Dawn propose to sub-divide the 135 ha coastal property into 14 Lots (Figure 3). Lots 1-12 range from 4.0ha to 7.9ha and are proposed for sale for residential purposes. Potential house sites have been identified for each Lot, except for Lot 5. Lot 13 is approximately 88 ha. No potential house site has currently been identified for this Lot. Lot 14 is a proposed Recreational Reserve covering an area of 0.9ha. A proposed Esplanade Reserve, 20m wide and approximately 1500m long, will follow the shore-line around Lots 6-10 and 11, and is also to be vested to the Far North District Council. In addition, there are four easements for the purpose of providing right of way, electricity and telecommunications, and water conveyance to the proposed lots. All roads providing access to the sub-division and proposed Lots will follow the existing tracks, and be extended and upgraded.

Survey method

Background research into the history and archaeology of the proposed subdivision included an assessment of late 19th and 20th century land plans held by Land Information New Zealand, Auckland. The New Zealand Archaeological Association site record files were checked for previously recorded archaeological sites and a review of regional archaeological publications was undertaken. A previous resident, L. Fergusson, was contacted in respect of historical information.

The archaeological assessment of the proposed sub-division involved an examination of all proposed roads and access and the 11 proposed house sites, and 5 possible alternative house sites. The survey involved a visit to the site on 6th July 1999 with the owner, Alan Dawn. The archaeological assessment was conducted on foot. Survey conditions were poor due to extensive dense vegetation cover.

Archaeological background

No archaeological sites have been recorded on the Dawn property and no previous systematic archaeological survey and assessments of the property are known to have been undertaken.

In general the Hokianga Harbour is a large inland water way and with the exception of one or two areas at the mouth of the harbour there has been little detailed archaeological investigation. Those archaeological surveys that have been undertaken occur at widely

separated points and it is not yet possible to reconstruct a definitive picture of the prehistory of the harbour. Notwithstanding, there appears to have been a large population in the harbour at contact and a considerable proportion of this population were settled in the estuaries and rivers that flowed into the southern side of the harbour including the Whirinaki River on the west boundary of the Dawn property. A considerable number of archaeological sites relating to pre-contact Maori settlement consisting primarily of middens associated with harbour and river side settlement and to a lesser extent pits and terraces and occasional pa could be anticipated to occur on the large 135 ha harbour side Dawn property.

Historical references to the Whirinaki river area date back to 1819, with Marsden commenting on the agricultural fertility of the area and the large population the River supported. In relation to a village further up the river, Marsden (*in* Lee) writes "This village is situated in a very rich and extensive valley...here we found a greater population than in any other part we had visited." (Lee 1987:35). Cruise in 1820 remarks that the people of this area were keen to trade, although Lee states that the Whirinaki people "were equally shy of Europeans until the advent of Bishop Pompallier" (Lee 1987:111). Notwithstanding this statement, a brisk trade operated up the Whirinaki River, to the Whirinaki village, for some time. Markham (a contemporary observer) comments that some Maori had adopted a practice of living on flats, close to the water, for trading purposes. It is possible that the native houses depicted in OLC 186 (see below) are representative of this practice. Europeans were not settling in this south-western area of the Hokianga Harbour, possibly due to an incident relating to the grounding of the *Fortitude* in 1833 at Motukauri (to the North-west of Opara), and the subsequent local war. Also, with exceptions of the Kouto mill, the timber industry was largely concentrated further up the Harbour and for ease of getting the timber out locating settlements further up the Harbour made sense. Equally as plausible is the view that the Whirinaki Maori were astute enough to hold on to their land, and were prepared to fight to keep it. They had a reputation for fierceness that was emphasized by incidents such as that of 1864 where a battle raged over several days between Onoke and the opposite side of the Whirinaki river where the Dawn property is now located. Such incidents, and that of the rise of Kohukohu, Rawene, and Horeke as areas of economic influence by the 1880's, meant that this western part of the Hokianga was not settled by Europeans to the extent that other parts were.

The earliest specific information found for the property is contained on an old mid 19th century land plan, OLC186, drawn in 1858 (Figure 2). The plan is titled 'Plan of Mr John Leef's Property Hokianga' shows part of the western area of the 135 ha property. The area to the south is labeled 'native land' and the area to the north as 'scrub land'. A 'horse road' delineates the property's northern boundary, with a rock named "Kuriakupe" marking the Whirinaki River end of the boundary and a 'mark cut in ground' at "Taumata-Makuku", a high knoll to the east, marking the east end boundary. "Kuriakupe" is reputedly the petrified reminder of Kupe's dog, at the mouth of the Whirinaki River (Lee 1987: 13). The historical features shown on the plan include 'native houses' located on the mudflats at the edge of the Whirinaki River to the

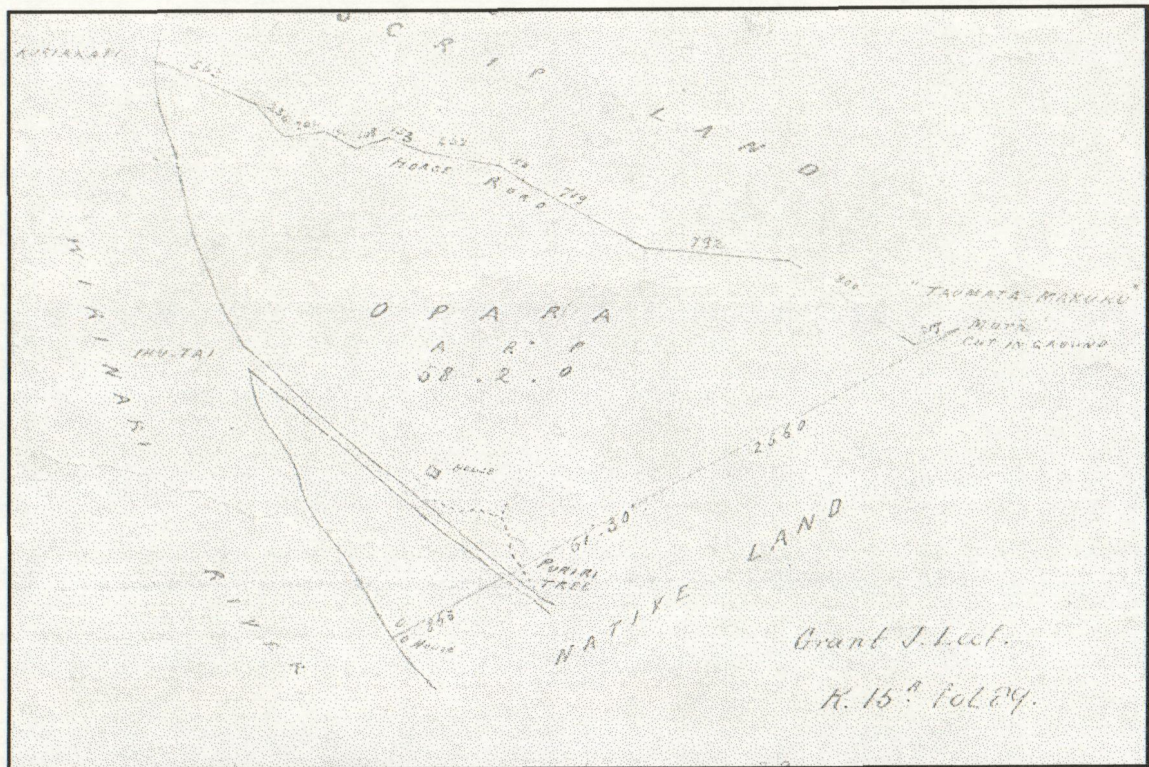


FIG 2. OLC 186, DATED 1858, SHOWING HOUSES AND THE HORSE ROAD.

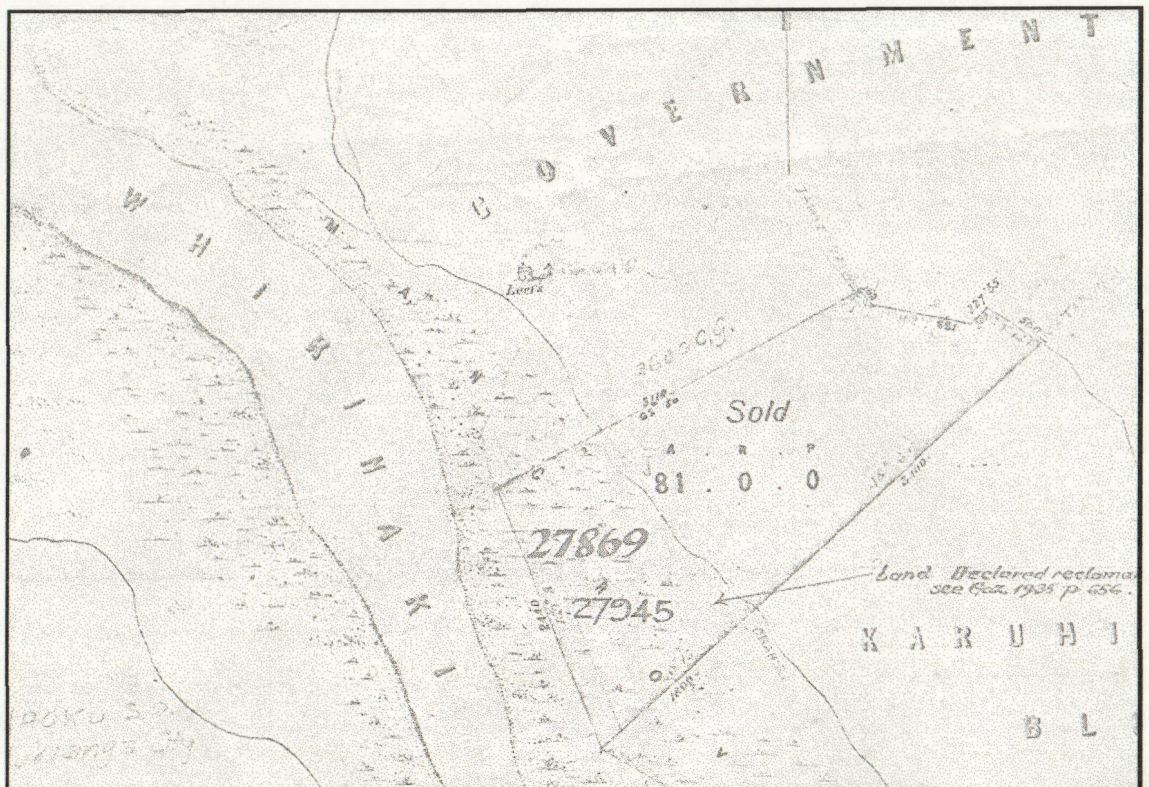


FIG 3. OLD LAND PLAN ML 205, DATED 1866, SHOWING THE LEFF SETTLEMENT.

south-west, a puriri tree which was noted as being marked as a boundary marker, and John Leef's house with what appears to be a foot track close by. Jack Lee in 'Hokianga' describes "Leef, with his 58 acres at Opara, on the south head of the Whirinaki...[as one of] two *bona fide* settlers on the River between Rawene and Koutu" (Lee 1987:93), as opposed to a "timber hungry European" (Ibid.) Leef had apparently been established in this area from the end of the 1830's, and remained in the area for some time. Descendants of the family occupied the property until well into the 20th century.

Slightly later in 1866, old land plan ML 205 labeled 'Plan of Opara county of Hokianga claimed by Elizabeth Ferguson' shows the property of Elizabeth Ferguson, daughter of J. Leef, which was adjacent to Leef's property (Figure 3). A small diagram of a house is labeled 'Leef's'. Ferguson's northern boundary ran from Taumata-Makuku, up the ridge to the high peak of Mataronui. The claim included "land under high water mark", subsequently gazetted and declared a reclamation area in 1935. The mangroves bordering the Whirinaki River are shown, as are sand banks, but no additional historical information is portrayed.

Leef's descendants on his daughters side, the Fergusson's, are understood to have developed the west half of the property for pastoral agriculture and to have farmed the property until well into the 20th century. It is also understood that logging of puriri for railway sleepers occurred on the property in the late 19th century (Fergusson pers comm.). The Fergusson's are understood initially to have lived in a house on the point at the mouth of the Whirinaki River known as the homestead. This house burnt down during the second world war and the family converted a shed (built in the 1930s) on the waters edge below to the north to a new home (Fergusson pers comm.). The property was subsequently sold to an Auckland Industrial concern then to the present owner. With the down-turn in the farming industry the property has reverted to scrub.

A survey plan deposited for a marine farm license in 1991 (SO 64805) marks the remains of a house on the north west point of the property, close to the Hokianga Harbour, and a second 'old house site' slightly further back towards the south. No other cultural features are noted. These appear to be the two houses occupied by the Fergusson family.

Survey results

Four archaeological sites were identified in the area of roads and house sites in the proposed subdivision. (Figure 3, Plate 1). New Zealand Archaeological Association site record forms have been completed for both sites and are appendicised in the report. An outline of these sites is provided below. Given the nature of the topography of the area of the proposed roads and house sites in the subdivision and the extent of soil exposures in most areas allowing relatively detail examination, it is considered unlikely that further archaeological remains exist subsurface in affected areas.

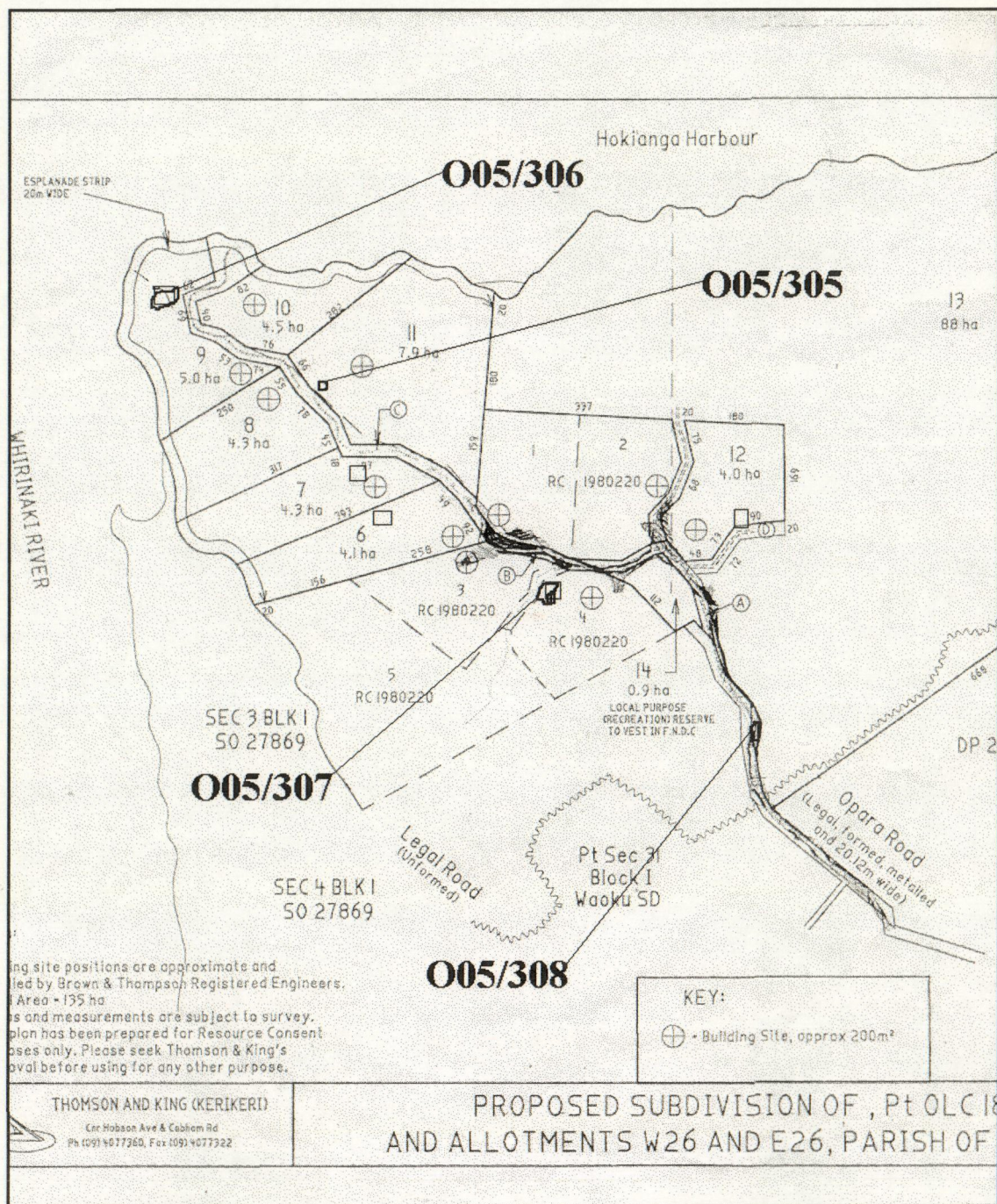


FIG 4. THE PROPOSED SUBDIVISION SHOWING ACCESS, BUILDING SITES (circles) AND ALTERNATIVES (squares) AND ARCHAEOLOGICAL SITES.

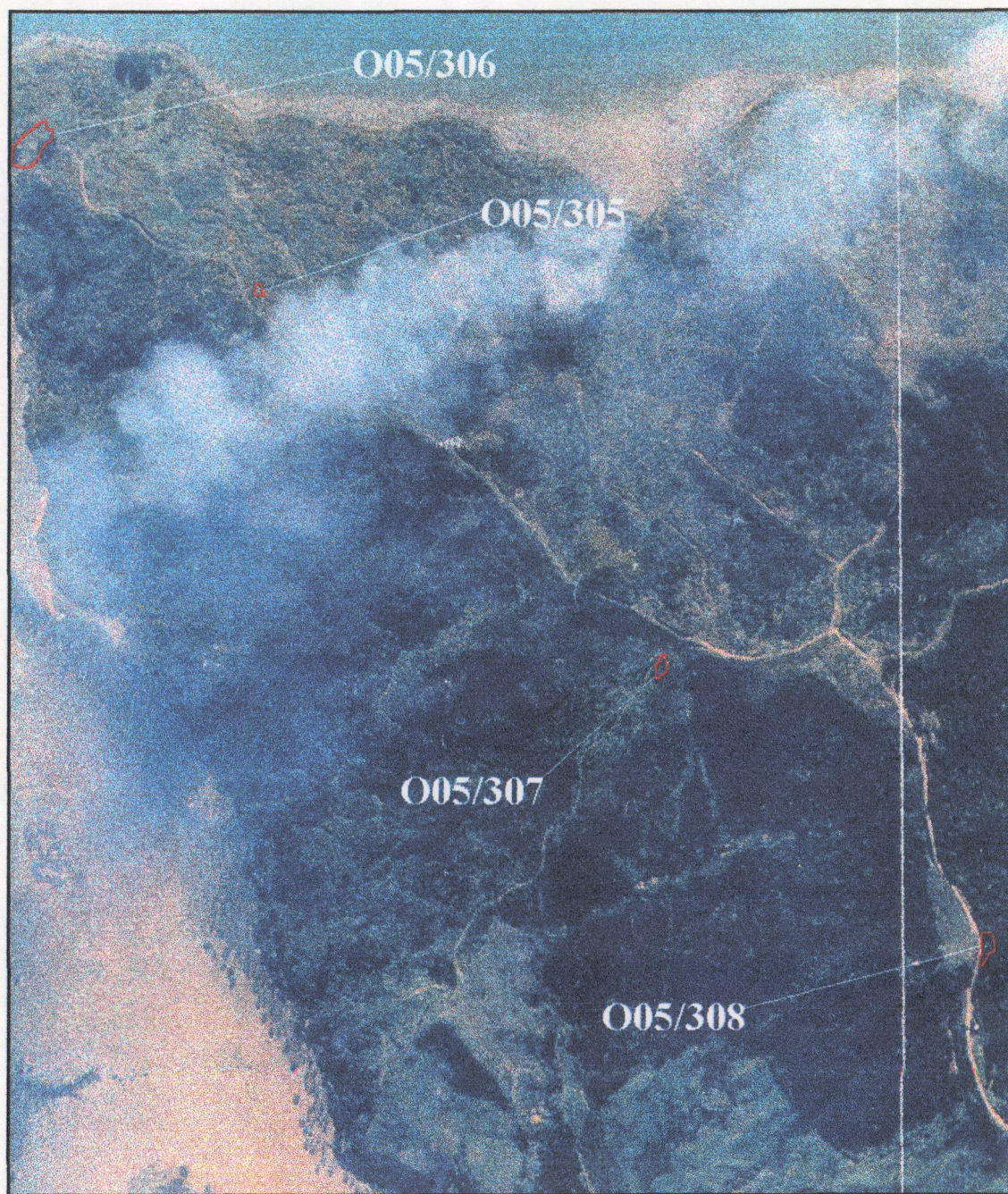


PLATE 1. THE PROPOSED SUBDIVISION AND ARCHAEOLOGICAL SITES.

O05/305. Midden. 508.5 428.4

The site is located on the upper south side of a track bulldozed down below and to the north of the track down the main ridge from the Mataronui summit. The midden is approximately 60m down the track from the ridge and 10m up from a sharp corner in the access track. A large area of lantana occurs below to the north and an old power pole is site 100m to the north north-east. The site is approximately 65m above sea level and looks out across the harbour.

A shell midden is exposed on the top (south) side of the track for a distance off approximately 3m (Plate 2). The main concentration of shell occurs at the north-west end, to a depth of 20cm. At the south-east end, the midden comprises only a few fragments of eroded shell in topsoil. Contents are primarily whole and fragmentary small cockle (*Austrovenus stutchburyi*) with a small quantity of heat fractured rock and charcoal. The context for the midden remains uncertain, though appears to have originated from settlement or activities immediately above.



PLATE 2. ESTUARINE SHELLFISH MIDDEN SITE O05/305.

O05/306. Historic settlement. 506 429.5

The site is located at the end of the main ridge that extends to the north-west of the Mataronui summit. The site occurs in the area below the end of the ridge and above the end of the headland at the junction of the Whirinaki River and the harbour. The coast occurs 70m below the and to the west of the west end of the site. The site is marked by two old macrocarpa trees and a series of dead pines. Two bulldozed tracks pass through the site. The site is approximately 25m above sea level and looks out across the harbour toward Motukauri.

A flat occurs immediately below and to the north of two macrocarpa trees. The flat is approximately 70m x 40m and appears as the location of an historic settlement (Plate 3). No visible structural remains are evident though fragments of possibly post AD1900 white ceramics and clear window pane glass and pieces of metal occurred in an area of

ground disturbance at the east end of the site. In addition to the two old macrocarpa are a series of dead pine trunks and surviving former ornamental garden plants including lilies, paper whites, snow drops and *Cordyline fruticosa*. The house that formerly stood on the site is understood to have burned down in the 1940s (Dawn pers comm.). The site appears to have sustained significant damage from bulldozing.

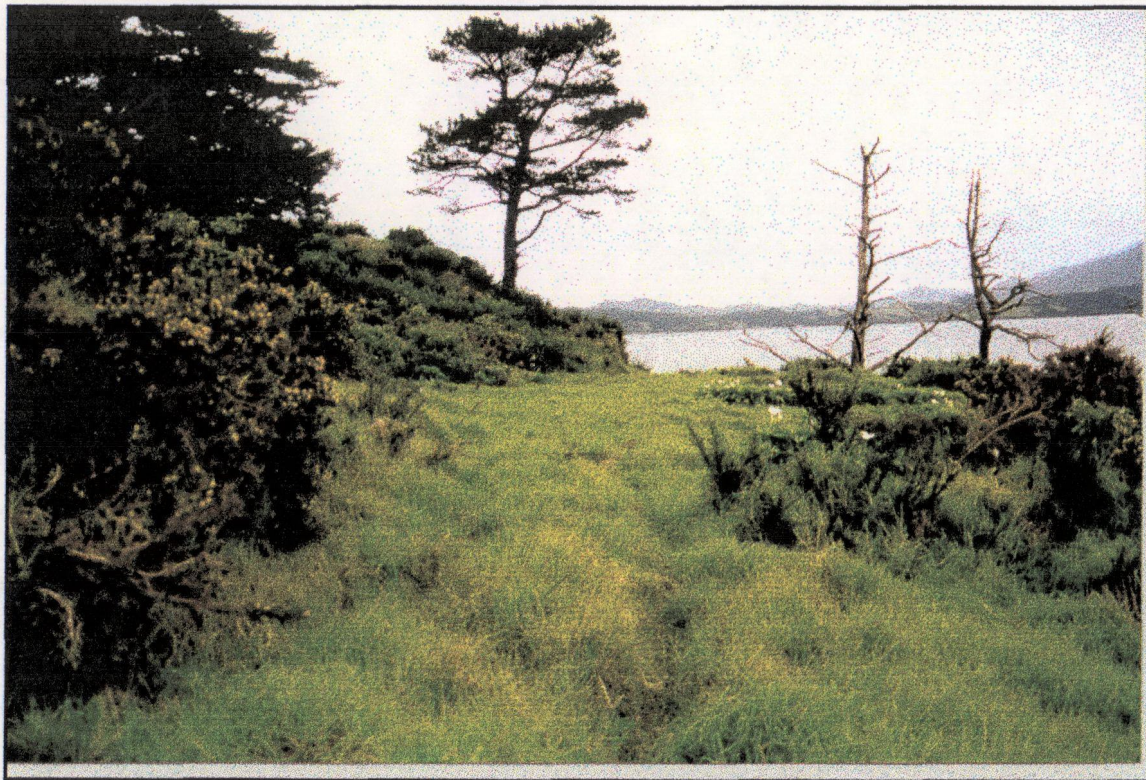


PLATE 3. SITE OF THE ORIGINAL FERGUSON HOMESTEAD, O05/306.

O05/307. Midden (Historic?). 512.9 424.2.

The site is located on a small ridge or spur that extends to the west from the main ridge below and to the north-west of Mataronui summit. The site occurs 60m below and to the west of the main ridge. A bulldozed track has been cut down from the main track on the ridge and is 10m to the north-west and a further track has been cut from this track across the back of the ridge 10m to the north-east. The site is approximately 130m above sea level and looks out down the harbour across the Whirinaki River.

A sparse scatter of shell midden occurs over an area of 3m² on the track to the north-west. Contents consist of mainly fragmentary cockle (*Austrovenus stutchburyi*), pipi (*Paphies australis*) and oyster (*Crassostrea glomerata*). A garden plant consisting of a single 'paper white' (*Narcissus sp*) occurs on the level section of the ridge 12m to the east. The remains appear to have resulted from a small historic settlement of unknown duration on the ridge.

O05/308. Midden. 516.3 421.8.

The site is situated on the main ridge that extends to the south-east of Mataronui summit towards the end of Opara Road. An access road extends from the end of the Opara Road along the ridge down to the harbour. The site occurs on the north-east side of the access road approximately 150m north-west of where the south-east boundary connects with the ridge and road. A fence runs along the ridge on the west side and regenerating bush occurs below to the north-east. A paddock with a shed on the hillside below occurs 80m to the west. The site is approximately 105m above sea level.

A surface scatter of fragmentary shell midden occurs over an area of 2m² on the north-east side of the track at the top end of a corner around a spur on the ridge. Shell is scattered for a short distance down the track. Immediately below and to the north-east of the shoulder of the track by 5m is a further exposure of shell midden eroding from topsoil over an area of 5m². Contents are mainly whole and fragmentary cockle (*Austrovenus stutchburyi*) with a small quantity of small pipi (*Paphies australis*) in a black charcoal rich soil. The midden appears likely to have been associated with settlement on the ridge 8m above to the south-west in the area now modified through bulldozing. Further subsurface remains are unlikely.

Archaeological significance

The two sites relating to pre-contact Maori settlement affected by the subdivision proposal, O05/305 and O05/308, were both middens. In both cases the middens appeared as waste shell discarded down slope from settlements or activity areas immediately above. At site O05/305 the associated settlement or activities appeared to have been located on either the slope or the ridge immediately above. The ridge itself has been extensively modified by the bulldozing of an old farm access track though despite this no archaeological remains were evident on exposures either side and it is assumed that the midden resulted from settlement immediately below the ridge in an area now covered in gorse. At site O05/308, the quantity of midden exposed on the edge of the track and on the surface on the hillside below indicated that this waste shell had originated with settlement on the ridge above to the west. This section of the ridge also appears to have been extensively modified through bulldozing of a farm access road around the side and onto the ridge and the bulldozing of the surface of the adjacent section of the ridge both during construction of the road and for fencing the property boundary. The middens of both sites consisted of intertidal estuarine shellfish species, comprising cockle (*Austrovenus stutchburyi*) and pipi (*Paphies australis*). Both appear likely to have been available on most foreshore areas of the property on the harbour and bordering estuaries. The two sites appear to have been isolated from the areas of more intense settlement on the coast. Site O05/305 may possibly have been an outlying settlement on the ridge associated with a pa that is understood to occur on the east side of the Wirinaki River on an adjacent property. The wider context for site O05/308 remains uncertain. The settlements with which the middens were associated both appear to have been short term settlements dating to the later period of New Zealand prehistory.

Of the sites of probable 19th century origin, the house settlement site, O05/306, appears as the earliest of the two houses established on the point at the mouth of the Whirinaki River. There are no surface remains of the house and the flat on which the it is understood the house was located appears to have been reasonably extensively modified by bulldozing of tracks across the flat and around the coast to the south, to the harbour below to the north and up the hill toward the main ridge. Further bulldozing on the flat appears to have occurred in construction of a small farm dam in the gully below to the north-east. The site is now marked only by surviving trees, garden plants. The few historic artefacts recovered from an area of soil disturbance appeared to post date AD 1900.

The remaining historic site, O05/307, consisted only of the sparse remains of what appeared to represent a small temporary settlement on the ridge below and to the west of the Mataronui summit. The context for the site was not evident and the site itself was only recorded on the basis of a small quantity of fragmentary estuarine shellfish midden and a single 'paper white' *Narcissus sp* that appeared as a garden remnant. As the block was Maori land until its sale to Elizabeth Ferguson in 1866 it is possible the site relates to short term historic Maori settlement or possibly may have related to logging or other activities undertaken subsequently on the property. The site has again sustained some damage from the bulldozing of a farm track down the hillside to the north-west and across the back of the ridge.

Assessment of effects

The main access road from the end of Opara Road into the subdivision follows the route of the existing road along the ridge. The position of the midden on the road on the boundary of the property means there is little possibility of avoiding these remains and the upgrading of the track into an access road will result in the modification of the recorded site. To construct this road 'Authority to modify' site O05/308 will need to be obtained from the Director of the New Zealand Historic Places Trust. As the site is already extensively damaged and is unlikely to provide coherent or significant information on settlement at this location we would advise the Trust to issue authority to modify the site on the condition that the earthworks affecting the site are monitored by a qualified archaeologist.

Access to Lot 5 is proposed by upgrading an existing track extending from the road down the main ridge to the lot. Remains from site O05/307 are scattered across the track and upgrading of this track into an access way will affect these remains. Authority to modify this component of site O05/307 will need to be obtained from the Director of the New Zealand Historic Places Trust. The remains affected consist only of disturbed sparsely scattered shell midden fragments in a secondary depositional context and appear unlikely to provide any meaningful archaeological information. Consequently we would advise the Trust to issue authority to modify the site without conditions attached.

An existing track leading down to the north of the road down the ridge is proposed to provide access to the proposed house site in Lot 11. The track will be upgraded to

provide access to the required standard. Site O05/305 is exposed on the side of this track and could be affected through upgrading of the track. Initially, we would advise the owner consider the possibility of upgrading the road in a way so as to avoid the site. To do this the edge of the site will be marked on the ground with wooden battens so as to avoid accidental damage. However, it is noted that the midden is exposed on the bank in close proximity to the edge of the track and it may be difficult to upgrade the road without affecting the site. If it appears likely that the midden will need to be partially affected by upgrading the track then 'Authority to modify' site O05/305 will also need to be obtained from the Director of the New Zealand Historic Places Trust. As the site appears as the tail end of a shell midden discarded down hill, has been subject to previous damage through bulldozing and is again unlikely to provide significant information on settlement at this location we would advise the Trust to issue authority to modify the site on the condition that the earthworks affecting the site are monitored by a qualified archaeologist.

The only other point at which construction of the road down the main ridge could have affected archaeological remains was at the end of the road adjacent at the edge of the harbour where it is understood there had been a wharf associated with the original homestead. This area appeared to have been substantially modified through construction of a sheep yard and sheds in the 1930s that was subsequently converted into a house in the 1940s and no archaeological remains could be identified in this area.

No remains of the mid 19th century 'horse road' were identified at any point on the main ridge and it appeared this feature has been modified on more than one occasion through the subsequent construction of access tracks and roads down the ridge this century.

None of the building sites in the proposed 11 residential lots appeared to affect archaeological remains. However, an alternative building site examined in Lot 4 is located on site O05/307. It is not the intended under the present proposal to undertake any earthworks at this location, However, to alert any prospective owners to the existence of the site and their obligations under the archaeological provisions of the Historic Places Act we would advise that existence of the site is noted on the new lot title. Similarly, an alternative building site in Lot 9 is located on the site of the original Fergusson homestead, O05/306. This site should also be entered on the new lot title for the same reasons.

Conclusion

Areas of earthworks associated with a proposed subdivision by Alan and Gayle Dawn of their property at Opara on the southern side of the Hokianga Harbour were surveyed for archaeological sites. Four archaeological sites, O05/305-8 were recorded within the areas affected by access, right of way, electricity, telephone and water easements. The effect of the earthworks associated with the proposed subdivision on these sites are assessed and management recommendations are made to enable Alan and Gayle Dawn to comply with requirements under the archaeological provisions (Sections 10-20) of the Historic Places Act, 1993.

References

CRUISE, R.A

1824 Journal of a Ten Months Residence in New Zealand Christchurch:
Capper Press.

FERGUSSON, L (Pick).

1999 Former resident on the property. Personal communication.

LEE, J

1987 Hokianga Auckland: Hodder and Stoughton

Recommendations

1. To build or upgrade the main access road into the subdivision from the end of Opara Rd the owners will need to apply to the Director of the New Zealand Historic Places Trust for authority to modify archaeological site O05/308. We recommend that the Trust issue authority to modify the site on the condition that the earthworks affecting the site are monitored by a qualified archaeologist.
2. To build or upgrade the access way to the building site in proposed Lot 11 either the boundary of the site will need to be marked with wooden battens to prevent unauthorised damage to the site or authority to modify part of archaeological site O05/305 will need to be obtained from the Director of the New Zealand Historic Places Trust. In the event that authority is sought from the Trust, we advise the Trust to grant such authority on the condition that earthworks affecting the site are monitored by a qualified archaeologist.
3. To build or upgrade the access way into proposed Lot 5 from the road on the ridge the owners will need to apply to the Director of the New Zealand Historic Places Trust for authority to modify archaeological site O05/307. We recommend that the Trust issue authority to modify the site without conditions attached.
4. That the existence of archaeological sites O05/307 and O05/306 on alternative building sites in proposed Lots 4 and 9 respectively be marked on the two new lot titles to alert prospective owners as to the sites existence and obligations under the Historic Places Act, 1993.

APPENDIX

New Zealand Archaeological Association Site Record Forms

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NZAA METRIC SITE NUMBER: O05/305

SITE RECORD FORM (METRIC)

DATE VISITED: 6. 7. 1999.

Metric map number: O05

SITE TYPE: Midden.

Metric map name: RAWENE

SITE NAME: MAORI: -

Metric map edition: Edition 1 1984

OTHER:

Grid Reference Easting

		5	0	8	5	
--	--	---	---	---	---	--

Northing

		4	2	8	4	
--	--	---	---	---	---	--

1. Aids to relocation of site (*attach a sketch map*): Located on the Dawn property, Opara, Hokianga Harbour. The site is located on the upper south side of a track bulldozed down below and to the north of the track down the main ridge from the Mataronui summit. The midden is approximately 60m down the track from the ridge and 10m up from a sharp corner in the access track. A large area of lantana occurs below to the north and an old power pole is site 100m to the north north-east. The site is approximately 65m above sea level and looks out across the harbour.

2. State of site and possible future damage: The site is in poor condition. Under gorse, lantana and pampas. In area of proposed subdivision.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

A shell midden is exposed on the top (south) side of the track for a distance off approximately 3m. The main concentration of shell occurs at the north-west end, to a depth of 20cm. At the south-east end, the midden comprises only a few fragments of eroded shell in topsoil. Contents are primarily whole and fragmentary small cockle (*Austrovenus stutchburyi*) with a small quantity of heat fractured rock and charcoal. The context for the midden remains uncertain, though appears to have originated from settlement or activities immediately above.

4. Owner: Alan & Gayle Dawn
Address: PO Box 82
Opononi

Tenant/Manager:
Address:

5. Nature of information (*hearsay, brief or extended visit, etc.*): Brief visit.

Photographs (*reference numbers*):

Aerial photographs (*reference numbers and clarity of site*):

6. Reported by: Leigh Johnson
Address: Northern Archaeological Research
67 Church St,
Devonport
Auckland

Filekeeper:
Date:

7. New Zealand Historic Places Trust (for office use)

Type of site

Local environment today

Land classification

Present condition and future
danger of destruction

Local Body

SITE RECORD FORM (METRIC)

Metric map number: O05

Metric map name: RAWENE

Metric map edition: Edition 1 1984

NZAA METRIC SITE NUMBER: O05/306

DATE VISITED: 6. 7. 1999.

SITE TYPE: Midden.

SITE NAME: MAORI: -

OTHER:

Grid Reference Easting

		5	0	6		
--	--	---	---	---	--	--

Northing

		4	2	9	5	
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1. Aids to relocation of site (attach a sketch map): Located on the Dawn property, Opara, Hokianga Harbour. The site is located at the end of the main ridge that extends to the north-west of the Mataronui summit. The site occurs in the area below the end of the ridge and above the end of the headland at the junction of the Whirinaki River and the harbour. The coast occurs 70m below the and to the west of the west end of the site. The site is marked by two old macrocarpa trees and a series of dead pines. Two bulldozed tracks pass through the site. The site is approximately 25m above sea level and looks out across the harbour toward Motukauri.

2. State of site and possible future damage: The site is in reasonable to poor condition. Some damage from bulldozing. Under kikuyu, gorse and lantana. In area of proposed subdivision.

3. Description of site (Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here):

A flat occurs immediately below and to the north of two macrocarpa trees. The flat is approximately 70m x 40m and appears as the location of an historic settlement. No visible structural remains are evident though fragments of possibly post AD1900 white ceramics and clear window pane glass and pieces of metal occurred in an area of ground disturbance at the east end of the site. In addition to the two old macrocarpa are a series of dead pine trunks and surviving former ornamental garden plants including lilies, paper whites, snow drops and *Cordyline fruticosa*. The house that formerly stood on the site is understood to have burned down in the 1940s (Dawn pers com). The site appears to have sustained significant damage from bulldozing in the past.

4. Owner: Alan & Gayle Dawn
Address: PO Box 82
Opononi

Tenant/Manager:
Address:

5. Nature of information (hearsay, brief or extended visit, etc.): Brief visit.

Photographs (reference numbers):

Aerial photographs (reference numbers and clarity of site):

6. Reported by: Leigh Johnson
Address: Northern Archaeological Research
67 Church St,
Devonport
Auckland

Filekeeper:
Date:

7. New Zealand Historic Places Trust (for office use)

Type of site

Local environment today

Land classification

Present condition and future danger of destruction

Local Body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

SITE RECORD FORM (METRIC)

Metric map number: O05

Metric map name: RAWENE

Metric map edition: Edition 1 1984

NZAA METRIC SITE NUMBER: O05/307

DATE VISITED: 6. 7. 1999.

SITE TYPE: Midden.

SITE NAME: MAORI: -

OTHER:

Grid Reference Easting

	5	1	2	9	
--	---	---	---	---	--

Northing

	4	2	4	2	
--	---	---	---	---	--

1. **Aids to relocation of site** (*attach a sketch map*): Located on the Dawn property, Opara, Hokianga Harbour. The site is located on a small ridge or spur that extends to the west from the main ridge below and to the north-west of Mataronui summit. The site occurs 60m below and to the west of the main ridge. A bulldozed track has been cut down from the main track on the ridge and is 10m to the north-west and a further track has been cut from this track across the back of the ridge 10m to the north-east. The site is approximately 130m above sea level and looks out down the harbour across the Whirinaki River.

2. **State of site and possible future damage**: The site is in reasonable to poor condition. Some damage from bulldozing. Under pasture, gorse and tobacco weed. In area of proposed subdivision.

3. **Description of site** (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

A sparse scatter of shell midden occurs over an area of 3m² on the track to the north-west. Contents consist of mainly fragmentary cockle (*Austrovenus stutchburyi*), pipi (*Paphies australis*) and oyster (*Crassostrea glomerata*). A garden plant consisting of a single paper white occurs on the level section of the ridge 12m to the east. The remains appear to have resulted from a small historic settlement of unknown duration on the ridge.

4. **Owner**: Alan & Gayle Dawn
Address: PO Box 82
Opononi

Tenant/Manager:
Address:

5. **Nature of information** (*hearsay, brief or extended visit, etc.*): Brief visit.

Photographs (*reference numbers*):

Aerial photographs (*reference numbers and clarity of site*):

6. **Reported by**: Leigh Johnson
Address: Northern Archaeological Research
67 Church St,
Devonport
Auckland

Filekeeper:
Date:

7. **New Zealand Historic Places Trust** (for office use)

Type of site

Local environment today

Land classification

Present condition and future
danger of destruction

Local Body

NEW ZEALAND ARCHAEOLOGICAL ASSOCIATION

NZAA METRIC SITE NUMBER: 005/308

SITE RECORD FORM (METRIC)

DATE VISITED: 6. 7. 1999.

Metric map number: 005

SITE TYPE: Midden.

Metric map name: RAWENE

SITE NAME: MAORI: -

Metric map edition: Edition 1 1984

OTHER:

Grid Reference Easting

		5	1	6	3	
--	--	---	---	---	---	--

Northing

		4	2	1	8	
--	--	---	---	---	---	--

1. Aids to relocation of site (*attach a sketch map*): Located on the Dawn property, Opara, Hokianga Harbour. The site is situated on the main ridge that extends to the south-east of Mataronui summit towards the end of Opara Road. An access road extends from the end of the Opara Road along the ridge down to the harbour. The site occurs on the north-east side of the access road approximately 150m north-west of where the south-east boundary connects with the ridge and road. A fence runs along the ridge on the west side and regenerating bush occurs below to the north-east. A paddock with a shed on the hillside below occurs 80m to the west. The site is approximately 105m above sea level.

2. State of site and possible future damage: The site is in poor condition. Considerable damage from bulldozing. Part under regenerating bush. In area of proposed subdivision.

3. Description of site (*Supply full details, history, local environment, references, sketches, etc. If extra sheets are attached, include a summary here*):

A surface scatter of fragmentary shell midden occurs over an area of 2m² on the north-east side of the track at the top end of a corner around a spur on the ridge. Shell is scattered for a short distance down the track. Immediately below and to the north-east of the shoulder of the track by 5m is a further exposure of shell midden eroding from topsoil over an area of 5m². Contents are mainly whole and fragmentary cockle (*Austrovenus stutchburyi*) with a small quantity of small pipi (*Paphies australis*) in a black charcoal rich soil. The midden appears likely to have been associated with settlement on the ridge 8m above to the south-west in the area now modified through bulldozing. Further subsurface remains are unlikely.

4. Owner: Alan & Gayle Dawn
Address: PO Box 82
Opononi

Tenant/Manager:
Address:

5. Nature of information (*hearsay, brief or extended visit, etc.*): Brief visit.

Photographs (*reference numbers*):

Aerial photographs (*reference numbers and clarity of site*):

6. Reported by: Leigh Johnson
Address: Northern Archaeological Research
67 Church St,
Devonport
Auckland

Filekeeper:
Date:

7. New Zealand Historic Places Trust (for office use)

Type of site

Local environment today

Land classification

Present condition and future
danger of destruction

Local Body

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN
(Hokianga Section)

AND PROPOSED FAR NORTH DISTRICT PLAN

IN THE MATTER of the Resource Management Act 1991

A N D

IN THE MATTER of an application under the aforesaid Act by
ALAN DAWN

APPLICATION

APPLICATION FOR RESOURCE CONSENT to subdivide Pt OLC 186, allotments W26 and E26, Parish of Omanaia.

The property in respect of which the application is made, is situated at Opara Road, Hokianga.

Pursuant to Section 114 of the aforesaid Act, the following is the decision:

DELEGATION

Under the authority delegated to the Manager, Environmental Services of the Far North District Council, the application was considered and determined.

DECISION

THAT pursuant to Sections 105 and 220 of the Resource Management Act 1991, Council grants consent to the application being RC 1980220 by Alan Dawn to subdivide Pt OLC 186, allotments W26 and E26, Parish of Omanaia, such land being situated at Opara Road, Hokianga, subject to the following conditions:

1. That the survey plan shall show:
 - (a) All easements be duly granted or reserved.
 - (b) That the areas of significant fauna and flora be indicated on the plan. These areas must be identified in consultation with representatives of the Queen Elizabeth II Trust and Department of Conservation.

2. That before a Certificate is issued pursuant to Section 224(c) of the Act the subdividing owner shall:
- (a) Submit for the approval of Council a site suitability report prepared by a registered engineer identifying a suitable building site for each lot and the wastewater treatment and disposal system required for each lot.
 - (b) Prior to the commencement of construction submit for the approval of Council details and design of the proposed access both on the legal road and on the Right-of-way A and B. Details provided should specifically include the following:
 - (i) Control of the stormwater.
 - (ii) Proposed stabilisation measures in areas of unstable subgrade.
 - (iii) Details of fill disposal areas.
 - (iv) The carriageway should be 5.5m metalled width on a 7.5m wide formation.
 - (c) Construct the access and provide certification from a registered engineer that the work has been completed in accordance with the approved plan.
 - (d) Reticulate power and telephone to the boundary of each lot in accordance with the requirements of the respective supply authorities.
 - (e) Pay to Council a Road Upgrading Contribution of \$500.00 per additional lot created towards the upgrading of Opara Road.
 - (f) Secure the conditions below by way of a Consent Notice issued under Section 221 of the Act, to be registered against the titles of the affected allotments. The costs of preparing, checking and executing the Notice shall be met by the Applicants.
 - (i) That the owners of the residue of Pt OLC 186 and allotments W26 and E26 Parish of Omanaia and Lot 5 hereon shall not without the consent of Council transfer or lease any of these parcels or any part thereof except in conjunction with the others.
 - (ii) The applicant shall preserve the trees and bush now on the area and shall not without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council cut down damage or destroy any of such trees or bush or suffer or permit the cutting down damaging or destruction of any such trees or bush. The applicant shall be deemed to be not in breach of this prohibition if any of such trees or bush shall die from natural causes not attributable to any act or default by or on behalf of the applicant or for which the applicant is responsible.

RIGHT OF OBJECTION

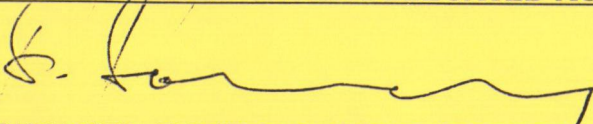
Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

REASONS FOR THE DECISION

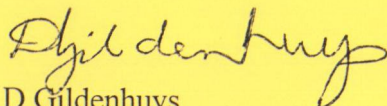
Pursuant to Section 113 of the Act the reasons for the decision are:

Council considers this subdivision application to meet the policies and objectives of the Hokianga Section of the District Plan and the Proposed Far North District Plan. No detrimental effect on the surrounding environment is anticipated as a result of this subdivision.

CONSENT ISSUED UNDER DELEGATED AUTHORITY:



MANAGER, ENVIRONMENTAL SERVICES



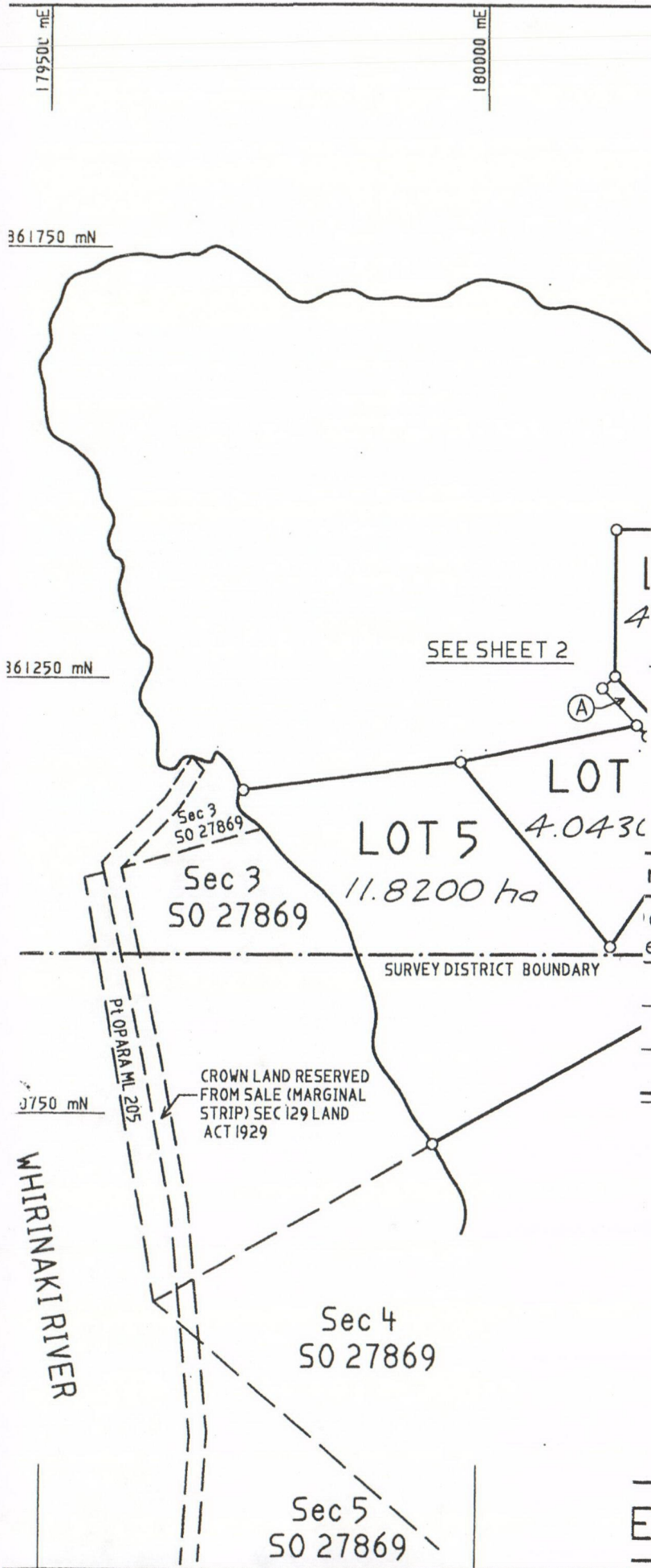
D Gildenhuis

RESOURCE PLANNER

Date: 3 November 1997

RC 1980220

ALAN DAWN



Approvals
ALAN DAWN.....
GAYLENE ELMA DAWN.....
REGISTERED OWNERS

I hereby certify that this plan was approved by the Far North District Council pursuant to Section 223 of the Resource Management Act 1991 on the 30th day of November 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer: P. J. Kilgus
RC 1980220

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(A)	LOT 7 HEREON	LOTS 1-6 HEREON
	(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON

AREA MARKED (E) IS TO BE SUBJECT TO A LAND COVENANT.

CLASS OF SURVEY:

NEW Cst ALLOCATED:

LOT 1:	LOT 5:
LOT 2:	LOT 6:
LOT 3:	LOT 7:
LOT 4:	

Total Area

Comprised in C.T 752/138 (Ltd) & C.T 1315/1 (Ltd).

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....

(Date).....19.....

Field Book p Traverse Book p

Reference Plans

Examined Correct

Approved as to Survey

..... / / Chief Surveyor

Deposited this day of 19

For Registrar General of Land

File REF: 5837\A. DAWN

Received

Instructions

Approved LM 99706

CAD FILE: TKI\5837c

BPC

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XIII MANGAMUKA & I WAOKU
NZMS 261 SHEET No. 005/5.4

LOT 5
PAR 999

ETS

179500 mE

180000 mE

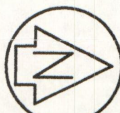
180500 mE

181000 mE

181500 mE

HOKIANGA HARBOUR

LOT 7
117.2000 ha



Approvals

ALAN DAMN.....

GAYLENE ELMA DAMN.....
REGISTERED OWNERS

I hereby certify that this plan was approved by the For North District Council pursuant to section 223 of the Resource Management Act 1991 on the 23rd day of November 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer: *P. J. Williams*
RC 1980220

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(A)	LOT 7 HEREON	LOTS 1-6 HEREON LOT 5 LOTS 3 & 4 HEREON
	(D)	HEREON	HEREON

AREA MARKED (E) IS TO BE SUBJECT TO A LAND COVENANT.

CLASS OF SURVEY:

NEW CST ALLOCATED:

LOT 1: LOT 5:
LOT 2: LOT 6:
LOT 3: LOT 7:
LOT 4:

Total Area

Comprised in C.T 752/138 (L.t.d.) & C.T 1315/1 (L.t.d.)

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1985 and the Survey Regulations 1998.
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....

(Date).....

Field Book p Traverse Book p
Reference Plans
Examined Correl
Approved as to Survey

Approved as to Survey

Chief Surveyor

Deposited this day of 19.....

For Registrar General of Land

File REF 5937/A: DAMN
Received
Instructions

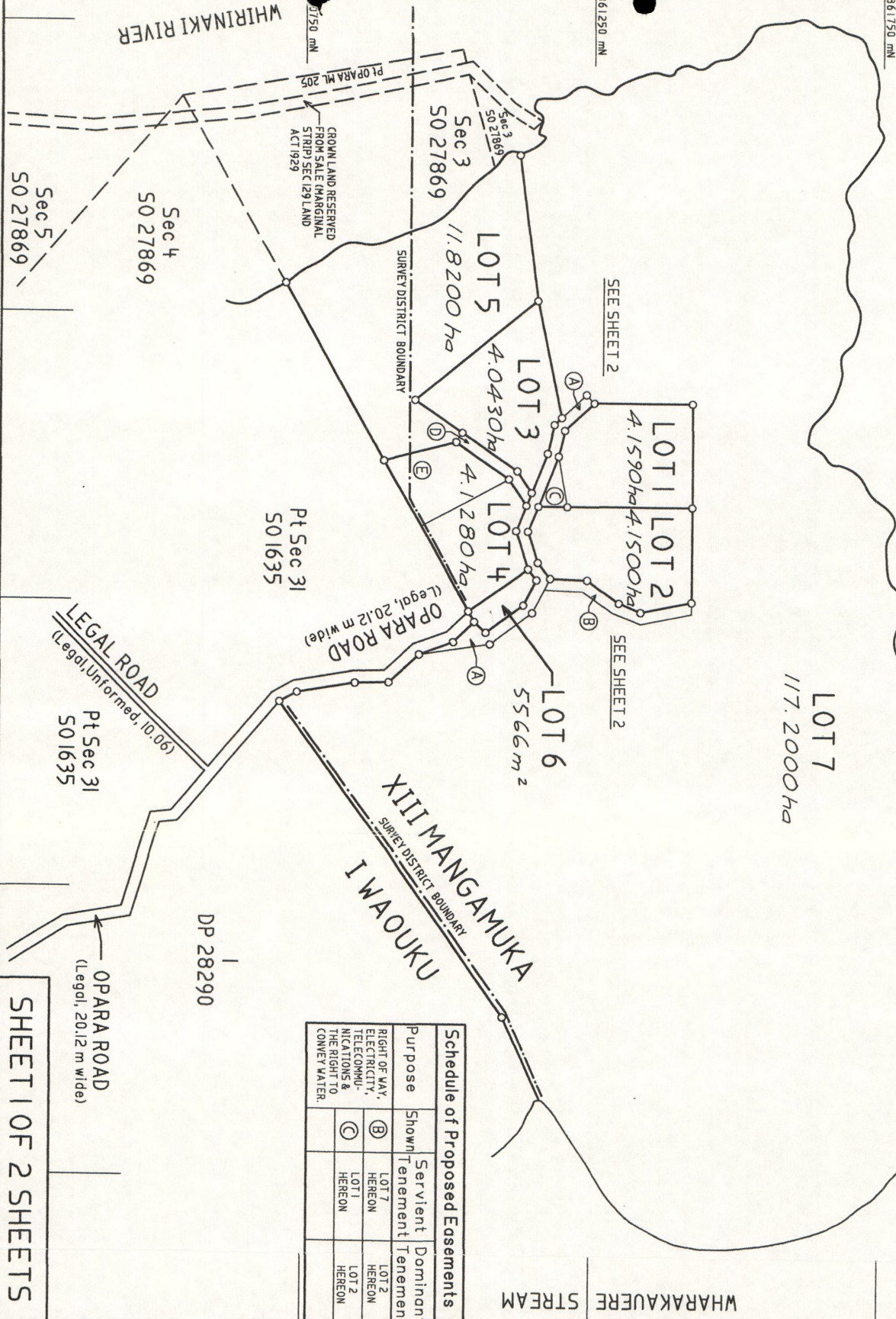
Approved TM 93706 CAD FILE: TM 5937.c BPC

SHEET 1 OF 2 SHEETS

LOCAL AUTHORITY: For North District
Surveyed by: Thomson & King (Kerikeri)
Scale: 1:5000 Date: OCT 1999

LOTS 1-7 BEING A SUBDIVISION OF Pt O.L.C 186, W26 & E26
PARISH OF OMANAIA AND Pt OPARA BLK.

LAND DISTRICT: NORTH AUCKLAND
SURVEY BLK & DIST: XIII MANGAMUKA
& I WAOKU
NZMS 261 SHEET NO. 005/5,4



Schedule of Proposed Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(B)	LOT 7 HEREON	LOT 2 HEREON
	(C)	LOT 1 HEREON	LOT 2 HEREON



FAR NORTH DISTRICT COUNCIL



CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :	617-007-00
FILE NUMBER :	RC 1980220
APPLICANT :	ALAN DAWN

IN THE MATTER OF LAND TRANSFER PLAN NO: 202237

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this 2nd day of October 2002.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL



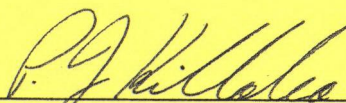
CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :	617-007-00
FILE NUMBER :	RC 1980220
APPLICANT :	ALAN DAWN

IN THE MATTER OF LAND TRANSFER PLAN NO: 208551

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this *25th* day of *September* 2002.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL

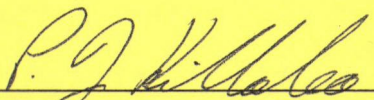


CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 617-007-00
FILE NUMBER	: RC 1980220
APPLICANT	: ALAN DAWN

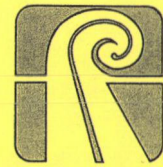
I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent 1980220 being subdivision of Part O.L.C. 186, W26 & E26 Parrish of Omanaia and Part Opara Block at Opara Road, Rawene, adequate access is provided to Lots 1 - 5 pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the Act shall not apply.

DATED at Kaikohe this 25th day of September 2002.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

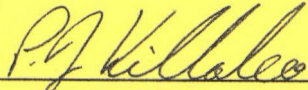
REGARDING RC 1980220 The subdivision of Part
O.L.C. 186, W26 & E26 Parish of Omanaia & Part
Opara Block, North Auckland Registry North
Auckland Registry

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that condition described in the schedule below is to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the title of for Lot 4 DP 202237

SCHEDULE

- i. The landowner(s) of Lot 4 DP 202237 shall be required to preserve the indigenous trees and vegetation on Lot 4 DP 202237 as shown by the area marked 'E' on the survey plan DP 202237. The landowner(s) shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die with natural causes not attributable to any act or default by or on behalf of the landowners or for the landowner is responsible.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 25th day of September 2002



Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

All landowners need to be aware of the introduction from 1 January 2012 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to protect Human Health) Regulations 2011.

These regulations provide a national environmental standard for activities on pieces of land where the soil may be contaminated in such a way as to be a risk to human health.

The identified activities are:

- removing or replacing a fuel storage system;
- sampling the soil, disturbing the soil;
- subdividing land; and
- changing the use of the piece of land.

Depending on the level of soil contamination and the proposed remedial action to be taken any of the above activities will be either a permitted activity, a controlled activity, a restricted discretionary activity, or a discretionary activity and may require an application for resource consent.

The land covered by the regulations is land which is being used, or has been used, or more likely than not is being used or has been used for any of the activities or industries, as identified in the current edition of the *Hazardous Activities and Industries List* (HAIL) Ministry for the Environment under the following categories:

Chemical manufacture, application and bulk storage

Electrical and electronic works, power generation and transmission

Explosives and ordnance production, storage and use

Metal extraction, refining and reprocessing, storage and use

Vehicle refuelling, service and repair

Cemeteries and waste recycling, treatment and disposal

Council records cannot confirm whether the subject land is, has been or may be a HAIL site and it is recommended that landowners or potential owners make their own enquiries.

(The full Hazardous Activities and Industries List has been attached for your information)



Attachment 1

THIS LIST IS CURRENT TO DATE OF PUBLICATION OF RESOURCE MANAGEMENT (NATIONAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011 - refer MfE website for the most up to date edition.

Hazardous Activities and Industries List (HAIL) October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)
2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordnance production, storage and use

1. Explosive or ordnance production, maintenance, dismantling, disposal, bulk storage or re-packaging

2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, wash-down areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities
6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where bio-solids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment



INFORMATION REGARDING BUILDINGS WHERE COUNCIL HOLDS NO RECORDS OF CONSENTS

WHAT IF A LIM SHOWS THAT NO RECORDS ARE HELD BY THE COUNCIL BUT THERE ARE BUILDINGS OR STRUCTURES ON THE PROPERTY?

Land Information Memoranda (LIM's) identify the information held by the Council concerning any Building Consent or Permit for existing buildings or structures. In some instances however, if there is a building in existence, the Council records may be incomplete. The absence of records for Building Consents or Permits may mean one of the following:

- The building was erected without a Building Consent or Permit
- The original building may have been erected by a Government Department, e.g. Education, Railways, Electricity, and such Permits were kept in their records.
- The Council record was unable to be located.
- Hokianga County Council records prior to November 1987 were lost in a fire which destroyed the Hokianga County Council building.
- Prior to the Building Act 1991, Council was only required to keep documents for not less than ten years (See NSZ1990 Chapter 2). Documents may have discarded after the expiry of that period.

WHAT IF I BUY A PROPERTY WHICH HAS AN EXISTING BUILDING WITHOUT ANY BUILDING CONSENT OR PERMIT?

If building work was carried out without a Building Permit prior to the introduction of the Building Act 1991, then there was no authority under that Act, and there is no authority under the Building Act 2004, for Council to retrospectively issue a Building Consent for that work. If this is the situation, Council is generally unlikely to take any action against the current owners of that building unless the building is deemed Dangerous and/or Insanitary pursuant to the Building Act 2004 or the Health Act 1956. This assumes that the buildings comply in all other respects with other statutory requirements.

For post-Building Act 1991 building work, for which Council holds no records, it is likely that the building work was carried out without consent. If so, the property owner and the person that carried out the work may have contravened the Building Act 1991 or the Building Act 2004 and enforcement action may be taken at the Councils discretion.

Council may upon a successful application decide to issue a Certificate of Acceptance (COA) where work has been carried out without consent.



Certificates of Acceptance for unconsented building work can only be made if the work was carried out after 1 July 1992 (Introduction of the Building Act 1991).

The value of the COA to the owner or potential purchaser will ultimately depend on the extent to which the building work is able to be inspected.

Council may refuse to issue a Certificate of Acceptance if it is unable to determine compliance with the Building Code.

CAN I AS AN OWNER, PLACE ANY INFORMATION ON THE FILE TO ACKNOWLEDGE BUILDINGS CONSTRUCTED PRIOR TO 1ST JULY 1992?

For building work carried out before 1st July 1992, a Condition Assessment Report (CAR) may be submitted to the council for inclusion on the relevant property file.

This service is only available for buildings constructed under the former Building Permit system (pre-1992) where final certificates were not issued.

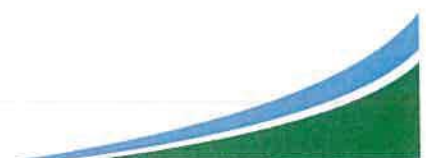
The report should be completed by a Suitably Qualified Professional with appropriate insurance cover such as a Licensed Building Practitioner (LBP), engineer, designer or architect.

The report will need to establish that:

- The work is considered safe (verified by an appropriate trade professional)
- The structure is sanitary (not offensive or likely to be a health risk)
- The structure is not subject to dampness
- The structure has adequate drinking water or sanitary facilities (where applicable).

Councils Disclaimer:

The report records the views of the report writer only. The council has not inspected the building. Placing the report on the property file does not constitute a building consent under the Building Act 2004 or alter the legal status of the building work. The council will not be liable for any damage or loss resulting from reliance on the report by the current or any future owner(s).



Domestic Smoke Alarms Guidance Notes 15 April 2003

Building Act

Section 44(1)(c) of the Building Act has been amended by adding, after the word “dangers”, the words “(other than a warning system for fire that is entirely within a household unit and serves only that unit)”.

Building Regulations

Building Code Clause F7 has been amended as follows:

Clause 7.2 of the First Schedule of the principal regulations is amended by adding the words “in an emergency”.

The First Schedule of the principal regulations is amended by revoking clause F7.3, and substituting:

Limits on application: Performance F7.3 does not apply to *Outbuildings* or *Ancillary buildings*, and

Performance

F7.3.1 A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

F7.3.2 Appropriate means of detection and warning for fire must be provided within each *household unit*.

F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

The above amendments to the Building Regulations come into force on 24 April 2003.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to require the installation of an automatic smoke detection and alarm system where one is not already required by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786, BS 5446 Part 1.

Smoke alarms shall be located on the escape routes on all levels within the *household unit*. On levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0 m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacture's instructions.

Recommended maintenance procedures are:

- a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
- b) Monthly testing by use of the smoke alarm's test facility.

Note that under the Approved Documents there is no intention that increases in travel distances should be allowed because domestic smoke alarms are installed. Further, alternations under section 38 and change of use under section 46 will trigger the requirement to install domestic smoke alarms.

Approved Document F7 will be available in limited supply on Thursday 17 April 2003. Otherwise it will be generally available from Wednesday 23 April 2003 from:

Victoria University Book Centre
PO Box 12 337
Wellington

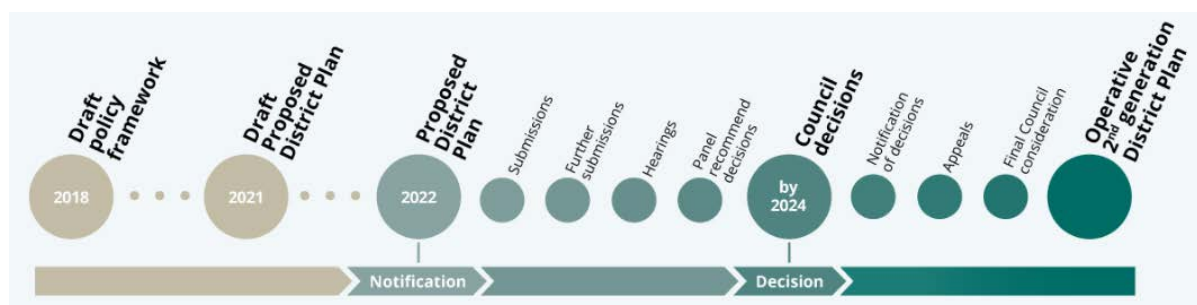
Phone: 0800 370 370
Fax: 04 463 5510
Email: enquiries@bookcentre.co.nz
Web: www.bookcentre.co.nz

Far North Proposed District Plan 2022 - overview

The Far North Proposed District Plan (PDP) will bring about changes to the current operative plan that you should be aware of. [Developing the Proposed District Plan - FAQs Far North District Council \(fndc.govt.nz\)](https://www.fndc.govt.nz/developing-the-proposed-district-plan-faq)

Upon public notification on 27th July 2022 some rules in the Proposed District Plan will have immediate legal effect (these are attached but can also be identified on the link below) and must be complied with under the Resource Management Act 1991. The majority of the PDP however will not immediately apply until Council decisions on the whole plan are made (refer to the diagram below). This may also mean that rules with immediate effect may also be subject to change in the final plan.

[Far North Proposed District Plan \(isoplan.co.nz\)](https://www.isoplan.co.nz)



What's new to your LIM report

- A map will be printed from the PDP showing zoning and overlays applicable to the property. Zoning does not have immediate legal effect, but some overlays do such as notable trees or heritage items.
- LIM reports will contain rules with immediate legal effect from 27 July 2022. These are attached as a whole, so refer to the relevant chapters of the PDP to determine if any rules with immediate legal effect apply to the property or an activity you may be wanting to undertake. To help with this refer to the attached map.
- It is important to remember that rules with immediate legal effect and all other parts of the PDP (e.g zoning, other rules that do not have immediate legal effect) may change through submissions, hearings and appeals. Therefore it is important to check what rules are applicable at the time of undertaking any development, while we work with two district plans.

Please note: For all properties on State Highways - State Highway Designation rules may impact your property. Please check the Proposed District Plan and associated State Highway Designation rules.

We advise you seek further advice from the District Planning team if you require further information on the PDP. They can be contacted at pdp@fndc.govt.nz or 0800 920 029. If you would like to discuss whether you would require a resource consent under the current operative district plan and any rule that has immediate legal effect under the PDP please contact Councils Duty Planner at duty.planner@fndc.govt.nz or 0800 920 029.

The current operative Far North District Plan 2007 is still included in your LIM and still applies to the property and any activity you may want to undertake. [District Plan Far North District Council \(fndc.govt.nz\)](https://www.fndc.govt.nz/district-plan)

Overview

Subdivision is the process of dividing an allotment or building into one or more additional lots or units or changing an existing boundary location. The way an allotment is subdivided, including its size and shape is important as it not only determines the quality and character of development, but it also impacts on surrounding sites and the future use of the land. Subdivision affects the natural and physical environment and introduces long-term development patterns that are unlikely to be reversed.

Subdivisions should be designed in an integrated way that contributes to a sense of place, supports connectivity and provides well-designed, accessible and safe spaces. It should not result in reverse sensitivity effects that cause land to be sterilised and result in the inability to undertake the activities enabled in the relevant zone. The subdivision process also provides the opportunity to create esplanade reserves or strips adjacent to the coast and rivers to enable public access and recreation, or to manage conservation values.

Te Ture Whenua Māori Act 1993 exempts hapū partitions and combined partitions from the subdivision provisions of the Act and these are administrated by the Māori Land Court. However, full partitions are subject to the subdivision provisions.

Subdivision of land that contains an identified feature or resource overlay may be subject to additional provisions. Regard should be given to the relevant chapter managing that feature/ resource, including its objectives and policies. Zone rules may also have a bearing on subdivision applications. For example, a subdivision may result in an existing land use activity failing to comply with rules in the Plan due to the change in allotment size. Other sections of the Plan will be relevant for land use activities, which may be associated with and/or required to implement the subdivision e.g. earthworks or the formation of roads.

Consent for subdivision or land use may also be required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC), unless it can be demonstrated that the NESC does not apply to the application site.

Council has a responsibility under the RMA and the Northland Regional Policy Statement to ensure that there is sufficient land available to meet the future demands of the district, that development is in the right location, and manage the rural land resource to provide for the economic, social and cultural well-being of people and communities while managing adverse effects on natural and physical, historic heritage and cultural values, natural features and landscapes or indigenous biodiversity.

Objectives	
SUB-O1	Subdivision results in the efficient use of land, which: <ol style="list-style-type: none"> achieves the objectives of each relevant zone, overlays and district wide provisions; contributes to the local character and sense of place; avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and manages adverse effects on the environment.
SUB-O2	Subdivision provides for the: <ol style="list-style-type: none"> Protection of highly productive land; and Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.
SUB-O3	Infrastructure is planned to service the proposed subdivision and development where: <ol style="list-style-type: none"> there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.
SUB-O4	Subdivision is accessible, connected, and integrated with the surrounding environment and provides for: <ol style="list-style-type: none"> public open spaces; esplanade where land adjoins the coastal marine area; and esplanade where land adjoins other qualifying waterbodies.

Policies

SUB-P1	Enable boundary adjustments that: <ul style="list-style-type: none"> a. do not alter: <ul style="list-style-type: none"> i. the degree of non compliance with District Plan rules and standards; ii. the number and location of any access; and iii. the number of certificates of title; and b. are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.
SUB-P2	Enable subdivision for the purpose of public works, infrastructure, reserves or access.
SUB-P3	Provide for subdivision where it results in allotments that: <ul style="list-style-type: none"> a. are consistent with the purpose, characteristics and qualities of the zone; b. comply with the minimum allotment sizes for each zone; c. have an adequate size and appropriate shape to contain a building platform; and d. have legal and physical access.
SUB-P4	Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan
SUB-P5	Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by: <ul style="list-style-type: none"> a. minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; b. avoid cul-de-sac development unless the site or the topography prevents future public access and connections; c. providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; d. contributing to a well connected transport network that safeguards future roading connections; and e. maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.
SUB-P6	Require infrastructure to be provided in an integrated and comprehensive manner by: <ul style="list-style-type: none"> a. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and b. ensuring that the infrastructure is provided in accordance the purpose, characteristics and qualities of the zone.
SUB- P7	Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.
SUB-P8	Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision: <ul style="list-style-type: none"> a. will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and b. will not result in the loss of versatile soils for primary production activities.
SUB-P9	Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.
SUB-P10	To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.
SUB-P11	Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application: <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings and structures; c. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; d. managing natural hazards; e. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and f. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

1. There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more

stringent than the rules in this chapter. Ensure that the underlying zone chapter and other 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 *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.

2. Subdivision of land within the Treaty Settlement Overlay is subject to the subdivision rules and standards for the underlying zone
3. Where a site has a split zoning the more restrictive rules relating to minimum allotment sizes will apply.
4. Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion including an assessment of whether the site includes an area of land susceptible to instability.

SUB-R1	Boundary adjustments	
All zones (except Open Space zones, Motorua Island zone, and Airport zone)	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1</p> <ol style="list-style-type: none"> 1. The boundary adjustment complies with standards: <ul style="list-style-type: none"> SUB-1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased; SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose; <p>CON-2</p> <ol style="list-style-type: none"> 1. the boundary adjustment does not alter: <ol style="list-style-type: none"> i. the ability of existing activities to continue to be permitted under the rules and standards in this District Plan; ii. the degree of non compliance with zone or district wide standards; iii. the number and location of any access; and iv. the number of certificates of title. <p>CON-3</p> <ol style="list-style-type: none"> 1. The boundary adjustment complies with standard: SUB -S8 Esplanades <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; f. natural hazards or geotechnical constraints; g. where relevant compliance with Far North District Council Engineering Standards 2022;and 	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. matters of any infringed standard; and b. any relevant matters of control. <p>Activity status where compliance not achieved with CON-2 and CON-3: Discretionary</p>

	<p>h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray.</p> <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	
<p>Natural Open Space zone</p> <p>Open Space zone</p> <p>Sport and Active Recreation zone</p> <p>Motorua Island zone</p> <p>Airport zone</p>	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SUB-R2	Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure, reserves or access	
All zones	<p>Activity status: Controlled</p> <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> a. the size, design and layout of lots for the purpose of public works, infrastructure, reserves or access; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. the effects on cultural values; e. preservation of the natural character of the coastal environment and the margins of lakes, rivers and wetlands; f. protection of natural features/landforms, waterbodies, indigenous vegetation, indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists, historic heritage, sites of significance to tangata whenua, archaeological site or identified feature; g. natural hazards or geotechnical constraints; h. where relevant compliance with Council's engineering standards; i. effects on notable trees within or adjoining the site; and j. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are</p>	

	considered to be minor or more than minor.	
SUB-R3	Subdivision of land to create a new allotment	
Rural Production	Activity status: Controlled	Activity status where compliance not achieved with CON- 1: Restricted Discretionary
Rural Lifestyle	Where:	
Rural Residential	CON-1	Matters of discretion are restricted to:
General Residential zone	1. The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; SUB-S7 Easements for any purpose;	a. matters of any infringed standard; and b. any relevant matters of control.
Kororāreka Russell Township zone	CON-2	Activity status where compliance not achieved with CON-2: Discretionary
Settlement zone	1. The subdivision complies with standards: SUB-S1 Minimum allotment sizes SUB-S8 Esplanades	Where:
Mixed Use zone	Matters of control are limited to:	DIS-1
Light Industrial zone	a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; f. natural hazards or geotechnical constraints; g. where relevant compliance with Far North District Council Engineering Standards 2022; and h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray.	1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved
Heavy Industrial zone		Activity status where compliance not achieved with DIS-1: Non-complying
Horticulture zone		
Horticulture Processing zone		
Hospital zone		
	NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.	
Orongo Bay zone	Activity status: Controlled	Activity status where compliance not achieved with CON-1: Restricted Discretionary
	Where:	
	CON-1:	Matters of discretion are restricted to:
	1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal;	a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3.

	<p>SUB-S6 Telecommunications and power supply; SUB-S7 Easements for any purpose.</p> <p>CON-2</p> <p>1. The subdivision complies with standard: SUB-S8 Esplanades</p> <p>CON- 3</p> <p>1. The subdivision complies with the following table:</p> <table><tr><td>Orongo Bay zone</td><td><p>1. the minimum lot sizes are:</p><ul style="list-style-type: none">• 3,000m₂ (onsite sewerage disposal);• 1,000m₂ (reticulated sewerage disposal);<p>2. the subdivision is part of an approved Comprehensive Development Plan;</p><p>3. Maximum number of separate titles created shall not exceed seven.</p></td></tr></table> <p>Matters of control are limited to:</p> <p>a. Matters on control in SUB-R3.</p>	Orongo Bay zone	<p>1. the minimum lot sizes are:</p> <ul style="list-style-type: none">• 3,000m₂ (onsite sewerage disposal);• 1,000m₂ (reticulated sewerage disposal); <p>2. the subdivision is part of an approved Comprehensive Development Plan;</p> <p>3. Maximum number of separate titles created shall not exceed seven.</p>	<p>Activity status where compliance not achieved with CON-2: Discretionary</p> <p>Activity status where compliance not achieved with CON-3: Non-complying</p>
Orongo Bay zone	<p>1. the minimum lot sizes are:</p> <ul style="list-style-type: none">• 3,000m₂ (onsite sewerage disposal);• 1,000m₂ (reticulated sewerage disposal); <p>2. the subdivision is part of an approved Comprehensive Development Plan;</p> <p>3. Maximum number of separate titles created shall not exceed seven.</p>			
Carrington Estate zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1:</p> <p>1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose.</p> <p>CON-2</p> <p>1. The subdivision complies with standard: SUB-S8 Esplanades</p> <p>CON-3:</p> <p>1. The subdivision is a Unit title subdivision of the accommodation units and lodge/golf club complex, as identified in the Carrington Estate Development Plan.</p> <p>Matters of control are limited to:</p> <p>a. Matters on control in SUB-R3</p>	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3.</p> <p>Activity status where compliance not achieved with CON-2: Discretionary</p> <p>Activity status where compliance not achieved with CON-3: Non-complying</p>		
Kauri Cliffs zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1:</p> <p>1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; SUB-S7 Easements for any purpose;and SUB-S8 Esplanades.</p> <p>RDIS-2:</p> <p>1. Subdivision of up to 60 new lots for residential (golf</p>	<p>Activity status where compliance not achieved with RDIS-1: Discretionary</p> <p>Activity status where compliance not achieved with RDIS-2: Discretionary</p>		

	<p>living) purposes, provided that:</p> <ul style="list-style-type: none"> i. no lot is less than 4,000m² in area; ii. on-site treatment and disposal of wastewater is provided for; and iii. the building footprints are specified on an approved plan of subdivision. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. matters of control in SUB-R3; b. the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone; c. the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated; and d. the effect on adjoining activities. <p>NOTE: Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained.</p>	
<p>Māori Purpose zone</p> <p>Ngawha Innovation and Enterprise Park</p>	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<p>Open space zones</p> <p>Motorua Island zone</p> <p>Quail Ridge zone</p> <p>Airport zone</p>	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SUB-R4	Subdivision that creates a private accessway	
All zones	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON -1 1. A private accessway serves a maximum of 8 sites.</p> <p>CON-2 1. Where a subdivision serves 9 or more sites, access shall be by public road.</p>	Activity status where compliance not achieved with CON-1 and CON-2: Discretionary
SUB-R5	Subdivision around an approved multi-unit development	
General Residential zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 1. Subdivision complies with standards: SUB-S2 Requirements for building platforms for</p>	<p>Activity status where compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p>

	<p>each allotment; SUB-S3 Water supply; {Link, 6375,SUB-S4 Stormwater management; {Link, 6377,SUB-S5 Wastewater disposal; {Link, 6379,SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose.</p> <p>CON-2 1. Subdivision complies with standards SUB-S1 Minimum allotment sizes - Controlled activity SUB-S8 Esplanades</p> <p>CON-3 1. The multi-unit development has already been constructed or the subdivision is proposed around a multi-unit development that has been approved by way of resource consent.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; the provision of easements or registration of an instrument for the purpose of public access and reserves; the effects of development phase works on the surrounding area; extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; natural hazards or geotechnical constraints; where relevant compliance with Far North District Council Engineering Standards 2022; and adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	<ol style="list-style-type: none"> matters of any infringed standard; and any relevant matters of control in SUB-R4. <p>Activity status where compliance not achieved with CON-2: Discretionary</p> <p>Activity status where compliance not achieved with CON-3: Non-complying</p>
SUB-R6	Environmental benefit subdivision	
Rural Production zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS -1 1. Subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; {Link, 6375,SUB-S4 Stormwater management; {Link, 6377,SUB-S5 Wastewater disposal; {Link, 6379,SUB-S6 Telecommunications and power supply;</p>	<p>Activity status where compliance not achieved with RDIS -1, RDIS-2, RDIS-3, RDIS-4 and RDIS-5 is not achieved: Discretionary</p> <p>Activity status where compliance not achieved with RDIS-6, RDIS-7 and RDIS-8 is not achieved: Non-complying</p>

SUB-S7 Easements for any purpose; and
SUB-S8 Esplanades.

RDIS -2

The Environmental benefit subdivision complies with either Table 1 or Table 2 as follows:

Table 1.

Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 4ha – less than 10ha	1
Greater than 10ha – less than 20ha	2
Greater than 20ha	3

Table 2.

Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title
Greater than 0.5ha (5,000m ²) – less than 1ha	1
Greater than 1ha – less than 2ha	2
Greater than 2ha	3

RDIS-2

Each separate area of significant indigenous vegetation, significant indigenous habitat or natural wetland included in the proposal must be assessed by a suitably qualified and experienced ecologist as satisfying at least one criteria in Appendix 5 of the Northland RPS (Criteria for determining significance of indigenous biodiversity).

RDIS-3

The significant indigenous vegetation, significant indigenous habitat or natural wetland must be added to the list of scheduled Significant Natural Areas in the District Plan, which will be incorporated into the District Plan as part of the next plan update plan change.

RDIS-4

The subdivision proposes to protect all areas of indigenous vegetation, indigenous habitat or natural wetland by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977.

RDIS-5

An ecological management plan is prepared to address the ongoing management of the covenanted area to ensure that the values are maintained and the plan includes:

1. Fencing requirements for the covenant area
2. Ongoing pest plant and animal control
3. Any enhancement or edge planting required within the covenant area

RDIS-6

	<p>All proposed new environmental allotments are to be a minimum size of 2ha in area and the balance lot must be greater than 40ha.</p> <p>RDIS-7 This rule has not been used previously to gain an additional subdivision entitlement.</p> <p>RDIS-8 Where the land to be subdivided contains versatile soil (as determined by a property scale site specific Land Use Capability Classification prepared by a suitably qualified person), the proposed new allotments created by the new environmental benefit lot subdivision, exclusive of the balance area, must not individually contain more than 15% versatile soils within the allotment.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> subdivision design and layout and proximity to the significant indigenous vegetation, significant indigenous habitat or natural wetland being protected; the ecological benefits that will result from the subdivision and level of protection and enhancement proposed; matters contained in the ecological management plan for the covenant area; effects of the subdivision on rural character and amenity values; the extent of earthworks including earthworks for the location of building platforms and access ways; effects on rural productivity and the availability and productivity capacity of versatile soils; potential for reverse sensitivity effects; how the subdivision layout and design may impact on the operation, maintenance, upgrading and development of existing infrastructure assets; and any relevant matters of control in SUB -R3. <p>NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.</p>	
SUB-R7	Management plan subdivision	
Rural Production zone Rural Lifestyle zone	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1</p> <ol style="list-style-type: none"> the average size of all lots in the management plan subdivision, excluding lots used solely for access, utilities, roads and reserves is no less than 2ha in the Rural Production zone and 5,000m² in the Rural Lifestyle zone; This is the only management plan subdivision for the specified portion of a site; The portion of a site that is not subject to the management plan shall be no less than 8ha in the Rural Production and 2ha Rural Lifestyle zone and ; and The application contains the information listed in APP3- Subdivision management plan criteria. 	<p>Activity status where compliance not achieved with DIS-1: Non-complying</p>

Note:

Rules SUB-R8 – SUB-R20 are specific rules relating to subdivision of land in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan and apply in addition to SUB-R1 – SUB-R7.

SUB-R8	Subdivision of a site containing land susceptible to land instability	
All zones	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The proposed development area, including the building platform and any area that is required for access and services, is located wholly outside of any area on the site that is identified as being land susceptible to land instability.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> the location of lots, building platforms, access and services; the management of the land instability hazard to enable the intended use of the land and protect other property; and the feasibility and integrity of any physical mitigation measures required so that land instability hazard risk to the subject site or other property is not increased. 	Activity status where compliance not achieved with CON-1: Discretionary
SUB-R9	Subdivision of a site within the National Grid Corridor	
All zones	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS- 1 Proposed building platforms are identified for each allotment and located wholly outside of the National Grid Yard (except where the allotments are for roads, esplanades, accessways and infrastructure).</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the National Grid, including the ability for continued reasonable access for inspections, maintenance and upgrading; the location of any future building platform as it relates to the National Grid Yard; the extent to which the subdivision design allows for any future sensitive activity and associated buildings to be setback from the National Grid; the nature and location of any vegetation to be planted in the vicinity of the National Grid; the ability of future development to comply with NZECP 34: 2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; the risk of electrical hazards affecting public or individual safety, and the risk of public and private property damage; and the outcome of any consultation with the owner and operator of the National Grid. 	Activity status where compliance not achieved with RDIS-1: Non-complying
SUB-R10	Subdivision of site within 32m of the centre line of a Critical Electricity Line	
All zones	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p>	Activity status where compliance not achieved: Not applicable

	<ul style="list-style-type: none"> a. the safe and efficient operation and maintenance of the electricity supply network; b. the location of any future building platform and access as it relates to the critical electricity line; c. effects on access to critical electricity lines and associated infrastructure for inspections, maintenance and upgrading purposes; d. the extent to which the subdivision design allows for any future sensitive activity and associated buildings to be setback from the critical electricity line; e. the mature size, growth rate, location, and fall zone of any associated tree planting; f. including landscape planting and shelterbelts; g. compliance with NZECP 34: 2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; h. effects on public health and safety; and i. the outcome of any consultation with the owner and operator of the potentially affected infrastructure. 	
SUB-R11	Subdivision of a site within flood hazard areas	
All zones	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS -1</p> <ol style="list-style-type: none"> 1. Building platforms are located wholly outside the spatial extent of the 1 in 100 year floodplain; 2. Newly created allotments must be located and designed to not divert flood flow onto other properties or otherwise result in any increase in flood hazard beyond the site; 3. Any private roads, right of ways or accessways must be located where the depth of flood waters in a 1 in 100 year flood event does not exceed 200mm above ground level. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. location of suitable and stable building platforms, access and servicing, including on-site wastewater/ stormwater disposal where applicable; b. the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant zone, and the vulnerability of the uses to flood hazard events; c. the degree to which there may be material damage, through inundation or erosion, in a 1 in 100 year flood event; d. the provision of safe access and egress to and within the created lots during a flood event, including consideration of depth and velocity of flood water over private roads and accessways; e. effects on the functions of floodplains and overland flow paths; f. the effects of potential changes in flood depth, velocity and frequency on other properties, including upstream and downstream from the site; and g. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard. 	Activity status where compliance not achieved with RDIS-1: Non-complying
SUB-R12	Subdivision of a site within coastal hazard areas	
All zones	<p>Activity status: Restricted Discretionary</p> <p>Where:</p>	Activity status where compliance not achieved with RDIS-1: Non-complying

	<p>RDIS-1 All building platforms and associated access for each allotment are located wholly outside the spatial extent of the Coastal Hazard Area.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> location and structural integrity of the building platforms, access and services where they may be affected by inundation or erosion from coastal hazards; the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant zone and the vulnerability of these uses to coastal storm inundation and erosion events; the effects of any proposed hazard mitigation works including any earthworks on public access, landscape and other environmental values; and the proposed use of, necessity for and design of hard protection structures to mitigate hazards. 	
SUB-R13	Subdivision of a site within a heritage area overlay	
<p>All zones</p> <p>All Heritage Area overlays</p>	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the heritage values of the Heritage Area Overlay; whether the allotments are of a size that will ensure sufficient land is provided around any scheduled Heritage Resource to provide a suitable heritage setting and protect associated heritage values; whether there are measures to minimise obstruction of views of any scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development; any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and provision of legal and physical access to any scheduled Heritage Resource within the subdivision if appropriate to maintain, protect, or enhance it. 	<p>Activity status where compliance not achieved: Not applicable</p>
SUB-R14	Subdivision of a site that contains a scheduled heritage resource	
All zones	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the particular heritage values associated with the scheduled Heritage Resource; whether sufficient land is provided around the scheduled Heritage Resource to protect its heritage values; whether the allotments are of a size that will continue to provide the scheduled Heritage Resource with a suitable setting to maintain, protect or enhance the associated heritage values; whether there are measures to minimise obstruction of views of the scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development; any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and provision of legal and physical access to any scheduled Heritage Resource within the subdivision 	<p>Activity status where compliance not achieved: Not applicable</p>

	if appropriate to maintain, protect, or enhance it.	
SUB- R15	Subdivision of a site containing a scheduled site and area of significance to Māori	
All zones	Activity status: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> the particular cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua that are associated with the site which may be affected; whether sufficient land is provided around the Site and area of significance to Māori to protect associated cultural, spiritual and/or historical values, interests or associations; consultation with and/or cultural advice provided by tangata whenua, in particular with respect to mitigation measures and/or the incorporation of mātauranga Māori principles into the design, development and/or operation of activities that may affect the site; opportunities for the relationship of tangata whenua with the site or area to be maintained or strengthened on an ongoing or long term basis, including practical mechanisms to access, use and maintain the identified site; and whether the allotments are of a size that will continue to provide the Site or Area of Significance to Māori with a suitable cultural setting to maintain, protect or enhance the associated cultural values. 	Activity status where compliance not achieved: Not applicable
SUB-R16	Subdivision of a site containing a mineral extraction overlay	
All zones	Activity status: Discretionary Where: DIS-1 A building platform for each allotment can be setback 100m or more from the Mineral extraction overlay.	Activity status where compliance not achieved with DIS-1: Non-complying
SUB-R17	Subdivision of a site containing a scheduled SNA	
All zones	Activity status: Discretionary Where: DIS-1 The site is located outside the coastal environment; DIS-2 The subdivision does not divide an SNA.	Activity status where compliance not achieved with DIS-1 and DIS-2: Non-complying
SUB-R18	Subdivision of a site within an Outstanding Natural Landscape and Outstanding Natural Feature	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R19	Subdivision of a site within wetland, lake and river margins	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R20	Subdivision of a site within the Coastal Environment (excluding Outstanding Natural Character Areas)	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R21	Subdivision of a site within Outstanding Natural Character Areas in the Coastal Environment	

All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
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Standards								
SUB-S1	Minimum allotment sizes							
Zone	Controlled Activity	Discretionary Activity						
Rural Production	40ha	8ha						
Rural Residential	4,000m ²	2,000m ²						
Rural Lifestyle	4ha	2ha						
General Residential	600m ²	300m ²						
Mixed Use	2,000m ² onsite wastewater disposal 250m ² reticulated wastewater disposal	no minimum lot size						
Light Industrial	2,000m ² onsite wastewater disposal 500m ² reticulated wastewater disposal	no minimum lot size						
Heavy Industrial	2ha	5,000m ²						
Horticulture Processing Facility	2ha	5,000m ²						
Horticulture	10ha	4ha						
Settlement	3,000m ²	1,500m ²						
Kororāreka Russell Township	1,000m ²	800m ²						
All other zones	N/A	N/A						
All allotments created for public works, network utilities, reserves or access								
No minimum lot size								
no minimum lot size								
SUB-S2	Requirements for building platforms for each allotment							
General Residential zone	<p>Allotments created must be able to accommodate a square building envelope of the minimum dimensions specified below, which does not encroach into the permitted activity boundary setbacks for the relevant zone or into an area that does not allow a building to be located.</p> <table><tr><th>Zone</th><th>Minimum dimensions</th></tr><tr><td>General Residential, Kororāreka Russell Township, Settlement</td><td>14m x 14m</td></tr><tr><td>Rural Production, Horticulture, Rural Lifestyle, Rural Residential</td><td>30m x 30m</td></tr></table>	Zone	Minimum dimensions	General Residential, Kororāreka Russell Township, Settlement	14m x 14m	Rural Production, Horticulture, Rural Lifestyle, Rural Residential	30m x 30m	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">a. allotment area and dimensions for intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses;b. allotment sizes and dimensions are sufficient for operational and maintenance requirements;c. compatibility with the pattern of the surrounding subdivision, land use activities, and access arrangements;d. any physical constraints; ande. whether a suitable alternative building platform can be provided.
Zone		Minimum dimensions						
General Residential, Kororāreka Russell Township, Settlement		14m x 14m						
Rural Production, Horticulture, Rural Lifestyle, Rural Residential		30m x 30m						
Kororāreka Russell Township zone								
Settlement zone								
Rural Production zone								
Horticulture zone								
Rural Lifestyle zone								
Rural Residential zone								
SUB-S3	Water supply							

All zones	<ol style="list-style-type: none"> 1. All new allotments shall have the ability to connect to a safe potable water supply with a capacity that is adequate for the anticipated potential land uses; 2. Where a connection to Council's reticulated water supply systems is available, all allotments must connect; 3. Where a connection to Council's reticulated water systems is not available all allotments must provide a water supply system; 4. All new allotments must have access to sufficient water supplies for fire fighting consistent with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. <p>Note: This standard does not apply where the allotment is for a road, or for access purposes, or for a purpose or activity for which water supply is not necessary.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. adequacy of the supply of water to every allotment, and its suitability for the likely land use; b. adequacy of water supplies, and access for fire fighting purposes; and c. the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.
SUB-S4	Stormwater management	
All zones	<ol style="list-style-type: none"> 1. All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP); and 2. All stormwater management shall be in accordance with Far North Council Engineering Standards 2022. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. control of water-borne contaminants, litter and sediments; b. the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents); c. the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles; d. the location, scale and construction of stormwater infrastructure; and e. measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.
SUB-S5	Wastewater disposal	
All zones	<ol style="list-style-type: none"> 1. Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; 2. Where connection is not available, all allotments shall be provided with a means of disposing of wastewater within the site area of the allotment; and 3. All wastewater disposal shall be in accordance with Far North Council Engineering Standards April 2022. <p>Note: This standard does not apply where the allotment is for a road, or for access purposes, or for a purpose or activity for which wastewater disposal is not necessary.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the method and adequacy of wastewater disposal where a Council owned reticulated system is not available; b. the capacity of, and impacts on, the existing reticulated wastewater disposal system; and c. the location, capacity and environmental effects of the proposed wastewater disposal system.
SUB-S6	Telecommunications and power supply	
General Residential zone Kororāreka Russell Township zone Mixed Use zone	<p>Connections shall be provided at the boundary of the site area of the allotment for:</p> <ol style="list-style-type: none"> 1. telecommunications <ol style="list-style-type: none"> i. Fibre where it is available or; ii. Copper where fibre is not available 2. Electricity supply through the local electricity distribution network. <p>Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.</p>	<p>Matters of discretion are restricted to :</p> <ol style="list-style-type: none"> a. alternative provision of telecommunication and electricity supply.

Light Industrial zone		
Heavy Industrial zone		
Settlement zone		
Rural Residential zone		
Horticulture Processing Facility zone		
SUB-S7	Easements for any purpose	
All zones	Easements shall be provided where necessary for: 1. public works and utility services; 2. easements in gross where a service or access is required by the Council; 3. easements in favour of nominated allotments or adjoining Certificates of Title; 4. Service easements, whether in gross or for private purposes, with sufficient width to permit maintenance, repair or replacement of services. Centre line easements shall apply when the line is privately owned; and 5. The need for easements for any of the following purposes: i. accessways, whether shared or not; ii. stormwater, wastewater disposal, water supply, utilities; iii. party walls and floor/ceilings; iv. other utilities.	Matters of discretion are restricted to: a. whether the easement is located appropriately for its purpose and users.
SUB-S8	Esplanades	
All zones	Any subdivision involving the creation of one or more allotments less than 4ha which adjoins: 1. The line of MHWS; 2. The bank of a river whose bed has an average width of 3m or more; and 3. A lake that is larger than 8 ha in size. An esplanade reserve must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.	Activity status when compliance is not achieved: Discretionary

Overview

Earthworks involve the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth. Earthworks are an integral part and necessary component of the use and development of rural and urban land for living, business and recreation purposes. In addition, earthworks are a key component of the development, operation, maintenance and upgrading of infrastructure.

However, earthworks can be significant and result in long term adverse effects. Earthworks, have the potential to detrimentally alter and affect landforms, landscapes, natural features, historic and cultural heritage and the natural character of the coastal environment. Earthworks associated with subdivision and land use can result in adverse effects including increased land instability and accelerated erosion and alteration or loss of overland flow paths leading to increased risks from natural hazards and sedimentation entering waterbodies and the coastal marine area. Often the effects of earthworks are to such an extent that the identified amenity values and character of an area can be changed permanently and unidentified historic and cultural sites are destroyed or damaged.

Council has responsibilities under the RMA and the RPS to manage any effects from land use and subdivision, which includes the management of earthworks. The purpose of this chapter is to ensure that the adverse effects associated with earthworks are appropriately managed and minimised. The NRC also has responsibilities to manage earthworks for the purposes of soil conservation and water quality and quantity for waterbodies and the coastal marine area.

Objectives	
EW-O1	Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, coastal marine area, public safety, surrounding land and infrastructure.
EW-O2	Earthworks are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life-supporting capacity of soils.
EW-O3	Earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

Policies	
EW-P1	Enable earthworks necessary to provide for the District's social, economic and cultural well-being, and their health and safety where they provide for: <ol style="list-style-type: none"> urban land uses and development within urban zones; rural land uses and development including, farm tracks, land drainage, and other farming activities within the Rural zones; conservation and recreation activities; land drainage and flood control works; and installation, upgrade and maintenance of infrastructure.
EW-P2	Ensure earthworks are managed, when it has the potential to: <ol style="list-style-type: none"> create new or exacerbate existing natural hazards, including but not limited to flooding, instability, and coastal hazards; result in adverse effects on the amenity, characteristics and qualities of outstanding natural landscapes, outstanding natural features, historic heritage, cultural values, indigenous biodiversity and significant natural areas and features; and adversely affect waterbodies and the coastal marine area due to inadequate setbacks.
EW-P3	Ensure earthworks are located and designed appropriately to manage the effects of the activity by: <ol style="list-style-type: none"> controlling maximum depth and height and maximum area or volume of earthworks; requiring appropriate setbacks are maintained from adjoining property boundaries, waterbodies and the coastal environment; managing the location and design of infrastructure; managing impacts on natural drainage patterns and overland flow paths; and controlling the movement of dust and sediment beyond the area of development to avoid: <ol style="list-style-type: none"> nuisance effects and/or amenity effects on surrounding sites, or silt and sediment entering stormwater systems or waterbodies and the coastal marine area.
EW-P4	Require earthworks to be of a type, scale and form that is appropriate for the location having regards to the effects of the activity, and: <ol style="list-style-type: none"> existing site constraints, opportunities and specific engineering requirements; the impact on existing natural landforms, features, historic heritage and indigenous biodiversity; compatibility with the visual amenity and character values of the area; changes in the natural landform that will lead to instability, erosion and scarring; impacts on natural drainage patterns and overland flow paths;

	<ul style="list-style-type: none"> f. using materials for retaining structures that are compatible with the visual amenity and the characteristics and qualities of the surrounding area; g. minimising adverse visual effects associated with any exposed cut faces or retaining structures, including with the use of screening, landscaping and/or planting; and h. loss of flood storage within flood hazard areas.
EW-P5	<p>Manage effects on historic heritage and cultural values that may be discovered when undertaking earthworks by:</p> <ul style="list-style-type: none"> a. requiring a protocol for the accidental discovery of archaeology, kōiwi and artefacts of Māori origin; and b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.
EW-P6	<p>Require that all earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings or structures.</p>
EW-P7	<p>Ensure all earthworks associated with land development are designed and assessed in a coordinated and integrated manner at the time of subdivision, by:</p> <ul style="list-style-type: none"> a. controlling earthworks associated with subdivision, including for the purpose of site preparation, creating roads or access to/within the subdivision, and for the provision of infrastructure; and b. considering the appropriateness of earthworks in conjunction with site design and layout of future subdivision and/or development of land, particularly for future infill or greenfield subdivision.
EW-P8	<p>Manage earthworks to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. visual amenity, natural character and landscape values, l. historic heritage values, and whether any assessment or advice from a suitably qualified and experienced heritage expert is required; m. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; n. the life-supporting capacity of soils; o. the extent of indigenous biodiversity clearance and its effect on biodiversity values; p. outstanding natural character, outstanding natural landscapes and outstanding natural features; q. riparian margins; r. the location, operational and functional needs and use of infrastructure; s. temporary or permanent nature of any adverse effect; and t. traffic and noise effects.

Rules

Notes:

1. More stringent earthworks rules apply in the following other District -wide matters: Natural Character, Natural Features and Landscapes, Coastal Environment, Heritage Area Overlays, Historic Heritage, Notable Trees, and Sites and Areas of Significance to Māori. Those earthworks rules apply in addition to the earthworks rules and standards in this chapter. 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 in this District Plan.
2. The Ecosystems and Indigenous biodiversity chapter manages land disturbance associated with indigenous vegetation clearance.
3. EW-R11 and 12 apply in addition to the rule(s) that relates to the activity being undertaken. They must be read in conjunction with each other to determine whether a resource consent is required.
4. Earthworks associated with plantation forestry are regulated under the National Environmental Standards for Plantation Forestry 2017 (NES-PF) and are not managed through the District Plan except where district plan rules may be more stringent under Regulation 6 of the NES-PF. If the activity relates to earthworks associated with plantation forestry, refer to the NES-PF. However, if plantation forestry earthworks are located in the Coastal Environment or Natural Features and Landscapes overlays, the more stringent earthworks rules in this District Plan prevails over the NES-PF.
5. The Northland Regional Plan currently in force and the National Environment Standards for Freshwater

2020 include rules and regulations relating to earthworks to manage effects on freshwater and soil.

Consent may be required for earthworks in terms of the regional rules and regulations in those documents in addition to this District Plan.

6. Where soil sampling and land disturbance is proposed on land where a hazardous activity or industry has been, is more likely than not have been or is currently operating, then the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 apply.

EW-R1	Earthworks for buildings or structures, and extensions to existing buildings or structures	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.</p> <p>EW-S1 does not apply to Motoura Island or Orongo Bay zones</p>	<p>Activity status where compliance not achieved with PER-1: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p>
EW-R2	Earthworks for creating fence lines, poles, piles and service connections	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.</p> <p>EW-S1 does not apply to Motoura Island or Orongo Bay zones</p>	<p>Activity status where compliance not achieved with PER-1: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p>
EW-R3	Earthworks for rural industry activity	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.</p> <p>EW-S1 does not apply to Motoura Island or Orongo Bay zones</p>	<p>Activity status where compliance not achieved with PER-1: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p>
EW-R4	Earthworks for a farming activity where sites are 8 hectares or greater	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status where compliance not achieved with PER-1: Restricted discretionary</p>

Māori Purpose zone - Rural Horticulture zone Ngawha Innovation and Technology Park zone	PER-1 The earthworks complies with standards: EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.	Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R5	Earthworks for farming a activity on sites less than 8ha and for sites in zones not listed in Rule EW-R4	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R6	Earthworks for the formation of unformed roads and the formation or upgrade of private roads and private accessways	
All zones	Activity status: Permitted Where: PER-1 The earthworks for formation of an unformed road is located within the legal road corridor. PER-2 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones NOTE: Approval from Council is required to undertake work on legal road, where they are the landowner irrespective of complying with rules in a district plan.	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary
EW-R7	Earthworks for new infrastructure or repair and upgrades	
All zones	Activity status: Permitted Where: PER-1	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to:

	<p>The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.</p> <p>EW-S1 does not apply to Motoura Island or Orongo Bay zones</p>	<p>a. the matters of discretion of any infringed standard.</p>
EW-R8	Earthworks for new infrastructure or repair and upgrades of existing infrastructure owned by network utility providers or requiring authority	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is undertaken by the network utility operator or requiring authority.</p> <p>PER-2 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.</p> <p>EW-S1 does not apply to Motoura Island or Orongo Bay zones</p>	<p>Activity status where compliance not achieved with PER-2: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
EW-R9	Earthworks for sport and recreation activity	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.</p> <p>EW-S1 does not apply to Motoura Island or Orongo Bay zones</p>	<p>Activity status where compliance not achieved with PER-1: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p>
EW-R10	Earthworks for the construction, or upgrade of walkways, cycle tracks and leisure activity	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and</p>	<p>Activity status where compliance not achieved with PER-1: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p>

	EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	
EW-R11	Earthworks for conservation activity	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R12	Earthworks and the discovery of suspected sensitive material	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standard EW-S3 - Accidental Discovery Protocol.	Activity status where compliance not achieved: Discretionary
EW-R13	Earthworks and erosion and sediment control	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standard EW-S5 Erosion and sediment control.	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R14	Activities not otherwise listed in this chapter	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
EW-R15	110kV Transmission lines and National Grid Yard	
All zones	Activity status: Non-complying Where: PER-1 Earthworks around Top Energy or Transpower 110kV or greater electricity transmission line poles must: <ol style="list-style-type: none"> be no deeper than 300mm within 2.2m of a transmission pole support structure or stay wire; be no deeper than 750mm within 2.2. to 5m of a transmission pole support structure or stay wire; except that vertical holes not exceeding 500mm diameter beyond 1.5m from the outer edge of a pole support structure or stay wire are exempt from Standards EW-REQ10(a) and EW-REQ10(b) above. PER-2 Earthworks around Top Energy or Transpower 110kV or greater electricity transmission line towers must:	Activity status where compliance not achieved: Not applicable

<p>ii. be no deeper than 300mm within 6m of the outer visible edge of a transmission tower support structure;</p> <p>iii. be no deeper than 3m between 6-12m from the outer visible edge of a transmission tower support structure.</p> <p>PER-3 Earthworks within 12m of a Top Energy or Transpower 110kV or greater electricity transmission line pole or tower must not:</p> <p>ii. create an unstable batter that will affect a transmission support structure;</p> <p>iii. result in a reduction in the ground to conductor clearance distances as required by New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001.</p> <p>This rule does not apply to the network utility operator.</p>	
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Standards			
EW-S1	Maximum earthworks thresholds		
All zones, except Moturoa Island, Orongo Bay	The following maximum volumes and area thresholds for all earthworks undertaken on a site within a single calendar year:		
	Zone	Volume (m³)	Area (m²)
	General Residential , Mixed Use, Light Industrial, Heavy Industrial, Hospital, Horticulture Processing Facility, Carrington, Kororāreka Russell Township, Hospital, Māori Purpose - Urban	200	2,500
	Conservation, Open Space, Sport and Recreation, Rural Residential, Settlement, Quail Ridge, Airport	300	2,500
	Rural Lifestyle	1000	2,500
	Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose - Rural	5000	2,500
	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. natural character, landscape, historic heritage, spiritual and cultural values; l. the life-supporting capacity of soils; m. the extent of indigenous vegetation clearance and its effect on biodiversity; n. impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features; o. riparian margins; p. the location and use of infrastructure; q. temporary or permanent nature of any adverse effect; r. traffic and noise effects; s. time of year earthworks will be carried out and duration of the activity; and t. impact on visual and amenity values. 		
EW-S2	Maximum depth and slope		
All zones	The maximum depth of any cut or height of any fill shall		Where the standard is not met, matters of

	<p>not exceed:</p> <ul style="list-style-type: none"> i. 1.5m, i.e. maximum permitted cut and fill height may be 3m; or ii. 3m subject to it being retained by a engineered retaining wall, which has had a building consent issued. 	<p>discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the extent of exposed surfaces or stockpiling of fill; d. the risks of natural hazards, particularly flood events; e. stormwater controls; f. flood storage, overland flow paths and drainage patterns; g. impacts on natural coastal processes; h. the stability of land, buildings and infrastructure; i. natural character, landscape, historic heritage, spiritual and cultural values; j. the life-supporting capacity of soils; k. the extent of indigenous vegetation clearance and its effect on biodiversity; l. impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features; m. riparian margins; n. the location and use of infrastructure; o. temporary or permanent nature of any adverse effect; p. traffic and noise effects; q. time of year earthworks will be carried out and duration of the activity; and r. impact on visual and amenity values.
EW-S3	Accidental discovery protocol	
All zones	<p>On discovery of any suspected sensitive material, the person must take the following steps:</p> <ol style="list-style-type: none"> 1. Cease all works within 20m of any part of the discovery immediately and secure the area, including: <ul style="list-style-type: none"> i. shutting down all earth disturbing machinery and stopping all earth moving activities; and ii. establish a sufficient buffer area to ensure that all material remains undisturbed. 2. Within 24 hours of the discovery the owner of the site, tenant or the contractor must: <ul style="list-style-type: none"> i. inform the following parties of the discovery: <ul style="list-style-type: none"> ■ The New Zealand Police if the discovery is of human remains or kōiwi; ■ The Council in all cases; ■ Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi; ■ Tangata Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi. 3. No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include: <ul style="list-style-type: none"> i. If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or ii. If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by 	<p>Where the standard is not met, matters of discretion are restricted to: Not applicable</p>

	<p>the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives.</p> <p>4. Recommencement of work:</p> <ul style="list-style-type: none"> ◦ Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required; ◦ Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; ◦ Resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials that is not otherwise permitted under the plan or allowed by any existing resource consent. 	
EW-S4	Site reinstatement	
All zones	<p>As soon as practicable, but no later than six months from the commencement of works:</p> <ul style="list-style-type: none"> i. the earthworks area shall be established, filled and/or recontoured in a manner consistent with the surrounding land. ii. replanted with vegetation which is the same as, or of similar species, to that which existed on the site prior to the earthworks taking place (if any), except that where the site was vegetation with any plant pest, the site may be replanted with indigenous vegetation, from locally sourced genetic stocks or iii. sealed, paved, metaled or built over. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. natural character, landscape, historic heritage, spiritual and cultural values; l. the life-supporting capacity of soils; m. the extent of indigenous vegetation clearance and its effect on biodiversity; n. outstanding natural character, outstanding natural landscapes and outstanding natural features; o. riparian margins; p. the location and use of infrastructure; q. temporary or permanent nature of any adverse effect; r. traffic and noise effects; s. time of year earthworks will be carried out and duration of the activity; and t. impact on visual and amenity values
EW-S5	Erosion and sediment control	
All zones	<p>Earthworks</p> <ul style="list-style-type: none"> i. must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005); ii. shall be implemented to prevent silt or sediment from entering water bodies, coastal marine area, any stormwater system, overland flow paths, or roads. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and

		<p>drainage patterns;</p> <ul style="list-style-type: none"> i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. natural character, landscape, historic heritage, spiritual and cultural values; l. the life-supporting capacity of soils; m. the extent of indigenous vegetation clearance and its effect on biodiversity; n. outstanding natural character, outstanding natural landscapes and outstanding natural features; o. riparian margins; p. the location and use of infrastructure; q. temporary or permanent nature of any adverse effect; r. traffic and noise effects; s. time of year earthworks will be carried out and duration of the activity; and t. impact on visual and amenity values.
EW-S6	Setback	
All zones	<p>Earthworks must be setback by the following minimum distances:</p> <ul style="list-style-type: none"> i. earthworks supported by engineered retaining walls - 1.5m from a site boundary; ii. earthworks not supported by engineered retaining walls - 3m from a site boundary; iii. earthworks must be setback by a minimum distance of 10m from coastal marine area. <p>Note: setbacks from waterbodies is managed by the Natural Character chapter.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. stormwater controls; g. the stability of land, buildings and infrastructure; h. the life-supporting capacity of soils; i. temporary or permanent nature of any adverse effect; j. traffic and noise effects k. time of year earthworks will be carried out and duration of the activity; l. natural character, landscape, historic heritage, spiritual and cultural values; and m. impact on visual and amenity values.
EW-S7	Land stability	
All zones	<p>Earthworks must not result in any instability of land at or beyond the boundary of the property where the earthworks occurs.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. where the land instability adversely affects any buildings, structures or infrastructure; k. the life-supporting capacity of soils; l. the extent of vegetation clearance; m. proximity to any waterbody or coastal

		<p>marine area;</p> <p>n. the location and use of infrastructure;</p> <p>o. temporary or permanent nature of any adverse effect;</p> <p>p. traffic and noise effects; and</p> <p>q. time of year earthworks will be carried out and duration of the activity.</p>
EW-S8	Nature of filling material	
All zones	<p>The fill material shall not:</p> <ul style="list-style-type: none"> i. contain putrescible, pollutant, inflammable or hazardous components; ii. consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material. iii. comprise more than 5% vegetation (by volume) of any load. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. natural character, landscape, historic heritage, spiritual and cultural values; l. the life-supporting capacity of soils; m. outstanding natural character, outstanding natural landscapes and outstanding natural features; n. riparian margins; o. the location and use of infrastructure; p. temporary or permanent nature of any adverse effect; and q. traffic and noise effects; r. time of year earthworks will be carried out and duration of the activity; and s. impact on visual and amenity values.
EW-S9	Flood and coastal hazards	
All zones	<p>Earthworks must not:</p> <ul style="list-style-type: none"> i. divert flood flow or coastal inundation onto other properties or otherwise result in any increase in flood hazard or coastal inundation beyond the boundaries of the site. ii. result in the loss of any flood storage volume within a flood hazard area, unless equivalent flood storage is provided. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. the life-supporting capacity of soils; l. temporary or permanent nature of any adverse effect; and m. time of year earthworks will be carried out and duration of the activity.

Overview

There are activities within the Far North District that use hazardous substances, these may pose a potential threat to the health and safety of communities and the natural environment. Hazardous substances are defined in the Hazardous Substances and New Organisms Act 1996 (HSNO Act) and include substances with radioactive properties or high biological oxygen demand. Substances fall within the definition if they have certain hazardous properties such as explosiveness, flammability or corrosiveness (among other factors) and must be managed, stored, used, transported and disposed of in a safe and secure manner. The HSNO Act regulates the introduction and use of hazardous substances and determines what controls should be in place to mitigate risks to people and the environment. However, the controls under the HSNO Act are substance specific and do not take into account the sensitivity of the receiving environment.

The RMA enables District Plans to manage the adverse effects of the storage, use, disposal and transport of hazardous substances, provided these do not duplicate controls in the HSNO Act or other legislation. Land use controls for hazardous substances in District Plans may be necessary to manage the risks associated with significant hazardous facilities and their potential impacts on other sensitive activities, incompatible land uses and the natural environment.

Council has responsibilities under the RMA to manage the adverse effects of the use and development of land. This includes the adverse effects that may arise from significant hazardous facilities on sensitive activities and sensitive environments, the risks of natural hazards, cumulative effects (agglomeration of significant hazardous facilities) and reverse sensitivity issues.

Objectives	
HS-O1	The risks associated with the storage, use or disposal of hazardous substances to people, property and the environment are minimised to acceptable levels while recognising the benefits of activities that store, use and dispose of hazardous substances.
HS-O2	Significant hazardous facilities and sensitive activities are managed through separation distances and other methods to avoid to the extent practicable, or otherwise mitigate, reverse sensitivity effects.

Policies	
HS-P1	Manage the effects of hazardous substances by: <ol style="list-style-type: none"> locating, designing, constructing and managing significant hazardous facilities to avoid or mitigate adverse effects and risks to people, property and the environment, particularly sensitive environments and sensitive activities; identifying, assessing and managing risks and adverse effects, including cumulative effects, of significant hazardous facilities so they do not create unacceptable residual risks to people, property and the environment; and locating land use activities so that the adverse effects and risks of transporting hazardous substances on roading infrastructure and other land use activities are minimised.
HS-P2	Require appropriate separation distances between significant hazardous facilities and sensitive activities to avoid where practicable, or otherwise mitigate, reverse sensitivity effects and the risks to people and property.
HS-P3	Manage new or expanded significant hazardous facilities and sensitive activities to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ol style="list-style-type: none"> separation distances and other methods to avoid and mitigate risks and adverse effects of significant hazardous facilities on sensitive activities and sensitive environments; separation distances and other methods to avoid or mitigate reverse sensitivity effects between significant hazardous facilities and sensitive activities; the extent to which adverse effects and risks are adequately managed through other legislation and organisations; the type, scale, intensity, duration and frequency of the risks and effects on people, property and the environment; site design and layout of the activity and the ability to internalise effects within the site; any historical, spiritual or cultural association held by tangata whenua, with regards to the matters set out in Policy TW-P6; avoidance or management of risks associated with natural hazards; and any potential adverse cumulative effects.

Rules

Note:

1. There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other 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.

HS-R1	Maintenance and repair of a significant hazardous facility	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The volume of hazardous substances used by the significant hazardous facility does not increase;</p> <p>PER-2 The location of hazardous substances on the site will not be located closer to any sensitive activities.</p> <p>PER-3 The type of hazardous substances on the site remains the same;</p> <p>PER-4 Alterations to the significant hazardous facility do not increase any residual risks.</p>	Activity status where compliance not achieved with PER-1, PER- 2, PER- 3, or PER-4: Discretionary
HS-R2	Establishment of a new significant hazardous facility	
Heavy Industrial zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The new significant hazardous facility is not located within a sensitive environment;</p> <p>PER-2 The new significant hazardous facility is setback at least 250m from a sensitive activity.</p> <p>Note:</p> <ul style="list-style-type: none"> <i>This rule only has immediate legal effect for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource.</i> 	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
Light Industrial zone Rural Production zone Ngawha Innovation and Enterprise Park zone	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 The new significant hazardous facility is not located within a sensitive environment;</p> <p>DIS-2 The new significant hazardous facility is setback at least 250m from a sensitive activity;</p> <p>DIS-3 A new significant hazardous facility does not create any residual risk.</p> <p>Note:</p>	Activity status where compliance not achieved with DIS-1, DIS-2, or DIS-3: Non-complying

	<ul style="list-style-type: none"> <i>This rule only has immediate legal effect for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource.</i> 	
All other zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R3	Significant hazardous facility within the coastal environment	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R4	Significant hazardous facility within an outstanding natural feature or landscape	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R5	Significant hazardous facility within a scheduled site and area of significance to Māori	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R6	Significant hazardous facility within a significant natural area	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R7	Significant hazardous facility within a flood hazard area	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R8	Significant hazardous facility within a coastal hazard area	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R9	Significant hazardous facility within a scheduled heritage resource	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R10	Significant hazardous facility within 100 metres of the edge of a surface water body	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R11	New sensitive activity	
All zones	Activity status: Non-complying Where: NC-1 The new sensitive activity is located within 250m of a Significant Hazardous Facility.	Activity status where compliance not achieved: Not applicable

Overview

The District is home to a wide range of indigenous species, habitats and ecosystems and a high number of regionally endemic species, including a number that are of cultural significance to tangata whenua. The protection, maintenance and enhancement of indigenous biodiversity contributes to the District's unique scenery, its natural character, its amenity values, and its economic opportunities, such as tourism and recreation.

A large portion of the District is covered in indigenous vegetation and habitat. Based on the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (RPS), approximately 42% of the District has indigenous vegetation and habitat with potentially significant ecological values. Around 58% of this indigenous vegetation and habitat is on private land, including Māori land, which can create tensions between the aspirations of landowners to develop their land while protecting those areas and habitats. Vegetation clearance, fragmentation, and the introduction of pest plants and species can all diminish the quality and extent of indigenous ecosystems.

Council has responsibilities under the RMA, the NZCPS and the RPS to identify and protect areas of significant indigenous biodiversity (Significant Natural Areas) and maintain indigenous biodiversity. Where Significant Natural Areas are identified in the District Plan or through ecological assessments in accordance with the significance criteria in Appendix 5 of the RPS or any more recent National Policy Statement on indigenous biodiversity there will be greater control over land use and subdivision to ensure that the ecological significance of these areas are protected. There may be tension between the public and ecological benefits in protecting, maintaining or enhancing indigenous biodiversity and the associated costs or restrictions to private and public (including Māori) landowners.

Objectives	
IB-O1	Areas of significant indigenous vegetation and significant habitats of indigenous fauna (Significant Natural Areas) are identified and protected for current and future generations.
IB-O2	Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.
IB-O3	The relationship between tangata whenua and indigenous biodiversity, including taonga species and habitats, is recognised and provided for.
IB-O4	The role of tangata whenua as kaitiaki and landowners as stewards in protecting and restoring significant natural areas and indigenous biodiversity is provided for.
IB-O5	Restoration and enhancement of indigenous biodiversity is promoted and enabled.

Policies	
IB-P1	Identify Significant Natural Areas by: <ol style="list-style-type: none"> using the ecological significance criteria in Appendix 5 of the RPS or in any more recent National Policy Statement on indigenous biodiversity; including areas that meet the ecological significance criteria as Significant Natural Areas in Schedule 4 of the District Plan and on the planning maps where this is agreed with the landowner and verified by physical inspection where practicable; encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development; providing assistance to landowners to add Significant Natural Areas to Schedule 4 of the District Plan; and requiring an assessment of the ecological significance for indigenous vegetation clearance to establish permitted activity thresholds in Rule IB R2-R4.
IB-P2	Within the coastal environment: <ol style="list-style-type: none"> avoid adverse effects of land use and subdivision on Significant Natural Areas; and avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems.
IB-P3	Outside the coastal environment: <ol style="list-style-type: none"> avoid, remedy or mitigate adverse effects of land use and subdivision on Significant Natural Areas to ensure adverse effects are no more than minor; and avoid, remedy or mitigate adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems to ensure there are no significant adverse effects.
IB-P4	If adverse effects on indigenous species, habitats and ecosystems located outside of the coastal environment cannot be avoided, remedied or mitigated in accordance with IB-P3, consider whether it is appropriate to apply the following steps as an effects management hierarchy:

	<ul style="list-style-type: none"> a. biodiversity offsetting to address more than minor residual adverse effects to achieve a no net loss and preferably net gain in indigenous biodiversity; and b. environmental biodiversity compensation to address more than minor residual adverse effects where it is not practicable to achieve biodiversity offsetting.
IB-P5	<p>Ensure that the management of land use and subdivision to protect Significant Natural Areas and maintain indigenous biodiversity is done in a way that:</p> <ul style="list-style-type: none"> a. does not impose unreasonable restrictions on existing primary production activities, particularly on highly versatile soils; b. recognises the operational need and functional need of some activities, including regionally significant infrastructure, to be located within Significant Natural Areas in some circumstances; c. allows for maintenance, use and operation of existing structures, including infrastructure; and d. enables Māori land to be used and developed to support the social, economic and cultural well-being of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.
IB-P6	<p>Encourage the protection, maintenance and restoration of indigenous biodiversity, with priority given to Significant Natural Areas, through non-regulatory methods including consideration of:</p> <ul style="list-style-type: none"> a. assisting landowners with physical assessments by suitably qualified ecologists to determine whether an area is a Significant Natural Area; b. reducing or waiving resource consent application fees; c. providing, or assisting in obtaining funding from other agencies and trusts; d. sharing and helping to improve information on indigenous biodiversity; and e. working directly with iwi and hapū, landowners and community groups on ecological protection and enhancement projects.
IB-P7	Encourage and support active management of pest plants and pest animals.
IB-P8	Promote the protection of species that are endemic to Northland by eco-sourcing plants from within the ecological district.
IB-P9	Require landowners to manage pets and pest species, including dogs, cats, possums, rats and mustelids, to avoid risks to threatened indigenous species, including avoiding the introduction of pets and pest species into kiwi present or high-density kiwi areas.
IB-P10	<p>Manage land use and subdivision to address the effects of the activity requiring resource consent for indigenous vegetation clearance and associated land disturbance, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. the temporary or permanent nature of any adverse effects; b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems; c. the extent of any vegetation removal and associated land disturbance; d. the effects of fragmentation; e. linkages between indigenous ecosystems and habitats of indigenous species; f. the potential for increased threats from pest plants and animals; g. any downstream adverse effects on waterbodies and the coastal marine area; h. where the area has been mapped or assessed as a Significant Natural Areas: <ul style="list-style-type: none"> i. the extent to which the proposal will adversely affect the ecological significance, values and function of that area; ii. whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects; i. the location, scale and design of any proposed development; j. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance; k. the functional or operational needs of regionally significant infrastructure; l. any positive contribution any proposed biodiversity offsets or environmental biodiversity compensation will have on indigenous biodiversity; and m. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

1. Rules IB-R2 to IB-R4 apply to indigenous vegetation clearance not permitted under Rule IB-R1.
2. There are rules for indigenous vegetation clearance in the following District-Wide Matters chapters: Natural Character, Natural Features and Landscapes, and Coastal Environment. These other rules for vegetation clearance may be more stringent and apply in addition to the indigenous vegetation clearance rules in this chapter. 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.

3. This chapter manages land disturbance associated with indigenous vegetation clearance. Earthworks that permanently alter the profile of the land are managed through the earthworks chapter. The Earthworks chapter rules apply 'in addition' to the earthworks rules in this overlay chapter, not instead of. In the event of a conflict between the earthworks chapter and this chapter's earthworks rules, the most stringent rule will apply.
4. This chapter does not apply to indigenous vegetation clearance in urban environment allotments. Refer to the Notable Trees chapter for rules relating to scheduled notable trees and groups of trees.
5. Plantation forestry is regulated under the National Environmental Standards for Plantation Forestry 2017 (NES-PF). The NES-PF allows district plan rules to be more stringent than the NES-PF when the rule relates to the protection of Significant Natural Areas and IB-R5 in this chapter is a more stringent rule for plantation forestry activities in Significant Natural Areas. This chapter does not apply to indigenous vegetation clearance associated with plantation forestry activities outside Significant Natural Areas which is regulated under Regulation 93 and 94 of the NES-PF.

IB-R1	Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities within and outside a Significant Natural Area	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It is for any of the following:</p> <ol style="list-style-type: none"> 1. To address an immediate risk to the health and safety of the public or damage to property; 2. To remove dead trees, provided that no more indigenous vegetation is cleared or trimmed than is necessary for safe removal; 3. The formation of walking tracks less than 1.2m wide using manual methods which do not require the removal of any tree over 300mm in girth; 4. Clearance for biosecurity reasons; 5. The sustainable non-commercial harvest of plant material for rongoā Māori (customary medicine); 6. To create or maintain a 20m setback from a building used for a vulnerable activity (excluding accessory buildings) to the edge of the indigenous vegetation area; 7. To allow for the construction of a single residential unit on a title and essential associated on-site infrastructure and access and it does not exceed 1,000m²; 8. It is within an area subject to an Open Space Covenant under the Queen Elizabeth II National Trust Act 1977, a Ngā Whenua Rahui Kawenata, a Conservation Covenant under the Reserves Act 1977 or the Conservation Act 1987, or a Heritage covenant under the Heritage New Zealand Pouhere Taonga Act 2014 and the vegetation clearance is provided for in that covenant or order; 9. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation provided that the clearance does not exceed 3.5m in width either side of the fence line; 10. The removal or clearance from land which was previously cleared and the indigenous vegetation to be cleared is less than 10 years old; 11. Creation and maintenance of firebreaks to manage fire risk; 12. The harvesting of indigenous timber approved under the Forests Act 1949 via either a registered sustainable forest management plan, a registered sustainable forest management permit or a personal use approval for the harvesting and milling of indigenous timber from the Ministry of Primary Industries; 13. It is for the operation, repair and maintenance of the 	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>

	<p>following activities where they have been lawfully established:</p> <ul style="list-style-type: none"> i. fences ii. infrastructure iii. buildings iv. driveways and access v. walking tracks vi. cycling tracks vii. farming tracks. 	
IB-R2	Indigenous vegetation clearance and any associated land disturbance within a Significant Natural Area for papakāinga	
Māori Purpose zone, Treaty Settlement Land overlay, Rural Production zone	Activity status: Permitted Where: PER-1 It does not exceed: <ul style="list-style-type: none"> 1. 1,500m² for a marae complex, including associated infrastructure and access; and 2. 500m² per residential unit. <i>Note: Rules MPZ-R5 and RPROZ-R20 include specific land use rules that also apply to papakainga in the Māori Purpose zone, Treaty Settlement Land overlay and Rural Production zones.</i>	Activity status where compliance not achieved with PER-1: Discretionary
IB-R3	Indigenous vegetation clearance and any associated land disturbance within a Significant Natural Area	
All zones	Activity status: Permitted Where: PER-1 It does not exceed 100m ² per site in any calendar year.	Activity status where compliance not achieved with PER-1: Discretionary
IB-R4	Indigenous vegetation clearance and any associated land disturbance outside a Significant Natural Area	
All zones	Activity status: Permitted Where: PER-1 <ul style="list-style-type: none"> 1. A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and it is submitted to Council 14 days in advance of the clearance being undertaken; and 2. It does not exceed the following amounts per site over a 5-year period: <ul style="list-style-type: none"> i. Rural Production zone, Horticulture zone, Māori Purpose zone and Treaty Settlement Land Overlay – 5,000m² if not in a remnant forest, otherwise 500m² in a remnant forest; ii. All other zones – 500m². PER-2 <ul style="list-style-type: none"> 1. A report has not been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and a report has not been submitted to Council 14 days in advance of the clearance being undertaken; and 2. It does not exceed 100m² per site in any calendar year. 	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary

	Note: <i>This rule only has immediate legal effect for indigenous vegetation clearance where compliance is not achieved with PER-2 (i.e. in circumstances where a report confirming that the indigenous vegetation is not a Significant Natural Area has not been obtained).</i>	
IB-R5	Plantation forestry and plantation forestry activities within a Significant Natural Area	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Overview

The District has many rivers and lakes which are valued for their important ecological, recreation, natural character, amenity and cultural values. A wide range of activities occur on the surface of rivers and lakes. This includes activities that have a functional need to locate on water surfaces such as jetties and piers, recreation activities such as fishing and boating, and customary activities undertaken by tangata whenua.

The Council has an obligation to manage any actual or potential effects of activities in relation to the surface of water in rivers and lakes. This does not include the mouth of rivers where they are within the CMA. The activities managed by this chapter include the use of motorised and non-motorised craft on rivers and lakes for various purposes, and the construction of structures.

Activities occurring on the surface of water can have potential adverse effects on the ecological values of the freshwater waterbody particularly during fish spawning and bird breeding seasons, recreation values and natural character, and on the associated cultural values.

The Council has responsibilities under the RMA, NZCPS and the RPS to manage activities occurring on and adjacent to waterbodies. Given their overlapping functions, Council needs to work collaboratively with NRC that is responsible for managing water quality and quantity, ecosystems within the Region's freshwater bodies, and activities on the beds of rivers and lakes.

Objective	
ASW-O1	Activities on the surface of water are managed in a way that protects and enhances the ecological, recreation, natural character, amenity and cultural values of the District's rivers and lakes for current and future generations.

Policies	
ASW-P1	Enable the non-commercial recreational use of rivers and lakes where it will not result in adverse effect on ecological, recreation, natural character, amenity or cultural values.
ASW-P2	Provide for activities on the surface of water where: <ol style="list-style-type: none"> there is a functional need to locate on the surface of the waterbody; the land use is consistent with the characteristics and qualities of the waterbody and adjacent zone or overlay; it will not result in adverse effects on the habitat of breeding birds or fish spawning areas; it will not result in adverse effects on any other indigenous flora and fauna within the riparian margins of the waterbody; it will not result in adverse effects on cultural and spiritual values associated with the waterbody; public access is not adversely affected or it is provided or enhanced; it will not result in adverse effects on other recreational activities; and it will not result in cumulative adverse effects with other structures or activities on the surface of the waterbody.
ASW-P3	Recognise tangata whenua's relationship with and cultural practices associated with freshwater when managing activities on the surface of water in rivers and lakes, including the ability to undertake customary activities.
ASW-P4	Manage activities on the surface of water to address the effects of the activity, including (but not limited to) consideration of the following matters where relevant to the application: <ol style="list-style-type: none"> whether there is a functional need for the activity or structure to be located on the waterbody; any adverse effects on indigenous biodiversity and riparian margins; any adverse effects on associated wetlands; any adverse effects on cultural and spiritual values; any adverse effects on recreation activity; any adverse effects on public access; any enhancement or provision of public access, including any consideration for launching, retrieval and damage to margins; whether the activity is within a water catchment that serves a public water supply; any cumulative adverse effects; the scale and location of any structure on the waterbody and adjacent land; whether the activity may exacerbate or be adversely affected by a natural hazard, including bank/channel erosion due to activity; servicing requirements, i.e. sewerage, refuse, access to the waterbody and parking; any adverse effect on the characteristics and qualities of the waterbody; and any public benefit.

Rules

Notes:

1. There may be rules in other Part 2 - District-Wide Matters and the underlying zones in Part 3 - Area-Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. This includes Part 2 rules relating to natural hazards, public access, light, noise and temporary activities. Activities are also required to comply with Part 3 zone rules applying to the waterbody. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other 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. The Proposed Regional Plan for Northland, the Operative Regional Water and Soil Plan for Northland, and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 also guide resource consent decision-making in relation to freshwater resources. Plan users are advised to refer to these documents when considering activities on or in proximity to freshwater resources.

ASW-R1	The use of non-motorised craft	
Surface of all rivers and lakes in all zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The use is a non-commercial recreation activity or a customary activity.</p> <p>PER-2 The craft is not used for residential activity.</p> <p>PER-3 The craft is used for search and rescue, scientific investigations, noxious flora and fauna control, maintenance of the habitat of indigenous fauna, or monitoring; or irrigation network maintenance on Waingaro and Manuwai Reservoirs.</p>	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
ASW-R2	The use of motorised craft	
Surface of all rivers and lakes in all zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The use is a non-commercial recreation activity.</p> <p>PER-2 The craft is not used for residential activity.</p> <p>PER-3 The craft is used for search and rescue, scientific investigations, noxious flora and fauna control, maintenance of the habitat of indigenous fauna, or monitoring; or irrigation network maintenance on Waingaro and Manuwai Reservoirs.</p> <p>PER-4 With the exception of activities provided for in PER-3, the activity does not occur on any of the following water bodies:</p> <ul style="list-style-type: none"> a. Lake Ngatu; b. Lake Owhariti; c. Lake Heather; d. Lake Rotorua; e. Far North Dune Lakes; f. Waitangi River (above Haruru Falls); g. Waingaro Reservoir; 	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary

	h. Manuwai Reservoir.	
ASW-R3	Structures	
Surface of all rivers and lakes in all zones	Activity status: Permitted Where: PER-1 The structure is associated with a river crossing, scientific investigations, noxious flora and fauna control, maintenance of the habitat of indigenous fauna, or monitoring; or irrigation network maintenance on Waingaro and Manuwai Reservoirs.	Activity status where compliance not achieved with PER-1: Discretionary
ASW-R4	Any activity not provided for as permitted or discretionary in this chapter	
Surface of all rivers and lakes in all zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Scale: 1:50,000

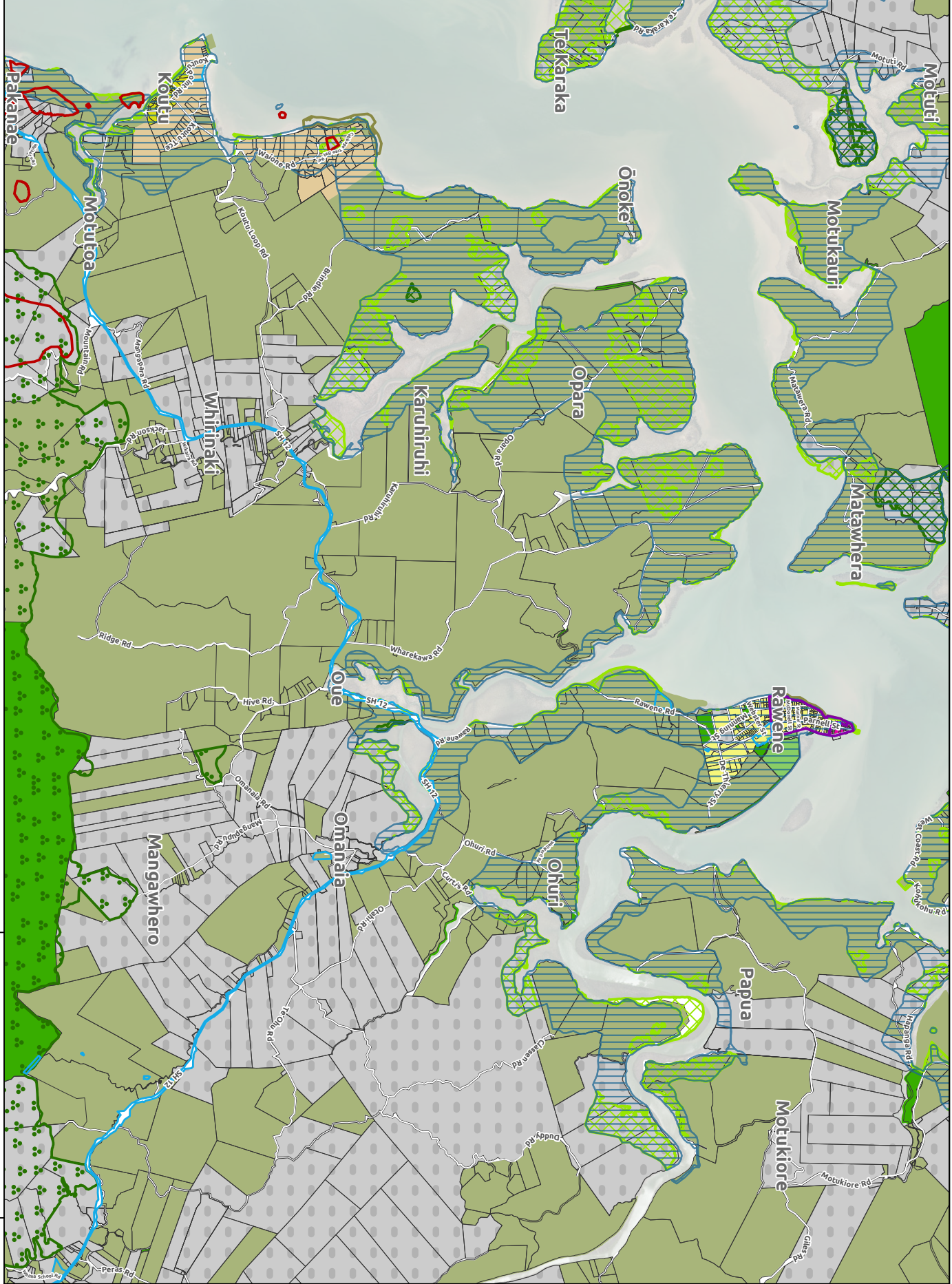
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Kilometres



Legend

- Designation
- Heritage Area
- Sites & Areas of Significance to Māori
- Coastal Environment
- Outstanding Natural Feature
- Outstanding Natural Landscape
- Outstanding Natural Character
- High Natural Character
- Zone
- General Residential
- Hospital
- Mixed Use
- Māori Purpose - Rural
- Māori Purpose - Urban
- Natural Open Space
- Open Space
- Rural Lifestyle
- Rural Production
- Settlement
- Sport And Active Recreation

24	25	26	27
31	32	33	34
38	39	40	
44	45	46	
49	50		



Proposed Far North District Plan
Volume 1: Planning Maps (27 July 2022)

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.

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.



**Far North
District Council**
Te Kauhāhara o Ōia Tokerau ki te Raki

Proposed District Plan



0 0 0 0 km

Projection NZTM2000. Datum NZGD2000. Scale:1:5,907

DISCLAIMER:

While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Overview

The Rural Production zone is the largest zone in the District and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities. The purpose of this zone is to provide for primary production activities including non-commercial quarrying, farming, intensive indoor primary production, plantation forestry activities, and horticulture. The Rural Production Zone also provides for other activities that support primary production and have a functional need to be located in a rural environment, such as processing of timber, horticulture, apiculture and dairy products. There is also a need to accommodate recreational and tourism activities that may occur in the rural environment, subject to them being complementary to the function, character and amenity values of the surrounding environment. This zone includes land subject to the Coastal Environment Overlay, which has provisions to protect the natural character of the coastal environment.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment. This is particularly relevant for rural land adjacent to the District's larger urban areas, which are subject to growth pressures and are expanding outside of urban zoned areas. Forcing primary production activities to locate further away from urban areas adds to the cost of transporting primary products, can result in primary production activities needing to move on to less suitable soils or topography, and may require people to travel further to work.

It is important to differentiate the Rural Production zone from the Rural Lifestyle zone and the Rural Residential zone. The Rural Lifestyle and Rural Residential zones seek to concentrate rural lifestyle or rural residential living in appropriate places in the District, to help avoid further fragmentation of productive land and reverse sensitivity effects on the District's primary sector. Conversely, rural lifestyle development is not provided for in the Rural Production Zone unless an environmental benefit is obtained through the protection of indigenous biodiversity in perpetuity (as provided for in the Subdivision chapter). Industrial and commercial activities, including retail, are not anticipated in the Rural Production zone as these are best located in urban zones with appropriate infrastructure or in the Settlement zone. This also ensures that industrial and commercial activities are separated from potentially incompatible primary production activities.

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities. The Rural Production zone also contains many of our areas of indigenous biodiversity, historical and cultural values and high value landscapes and features. The protection of these resources must be managed in conjunction with the ability to undertake activities anticipated in this zone.

Objectives	
RPROZ-O1	The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.
RPROZ-O2	The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.
RPROZ-O3	Land use and subdivision in the Rural Production zone: <ol style="list-style-type: none"> protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; does not compromise the use of land for farming activities, particularly on highly productive land; does not exacerbate any natural hazards; and is able to be serviced by on-site infrastructure.
RPROZ-O4	The rural character and amenity associated with a rural working environment is maintained.

Policies	
RPROZ-P1	Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2	Ensure the Rural Production zone provides for activities that require a rural location by: <ol style="list-style-type: none"> enabling primary production activities as the predominant land use; enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.
RPROZ-P3	Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.
RPROZ-P4	Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes: <ol style="list-style-type: none"> a predominance of primary production activities; low density development with generally low site coverage of buildings or structures; typical adverse effects such as odour, noise and dust associated with a rural working environment; and a diverse range of rural environments, rural character and amenity values throughout the District.
RPROZ-P5	Avoid land use that: <ol style="list-style-type: none"> is incompatible with the purpose, character and amenity of the Rural Production zone; does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; would result in the loss of productive capacity of highly productive land; would exacerbate natural hazards; and cannot provide appropriate on-site infrastructure.
RPROZ-P6	Avoid subdivision that: <ol style="list-style-type: none"> results in the loss of highly productive land for use by farming activities; fragments land into parcel sizes that are no longer able to support farming activities, taking into account: <ol style="list-style-type: none"> the type of farming proposed; and whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land. provides for rural lifestyle living unless there is an environmental benefit.
RPROZ-P7	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ol style="list-style-type: none"> whether the proposal will increase production potential in the zone; whether the activity relies on the productive nature of the soil; consistency with the scale and character of the rural environment; location, scale and design of buildings or structures; for subdivision or non-primary production activities: <ol style="list-style-type: none"> scale and compatibility with rural activities; potential reverse sensitivity effects on primary production activities and existing infrastructure; the potential for loss of highly productive land, land sterilisation or fragmentation at zone interfaces: <ol style="list-style-type: none"> any setbacks, fencing, screening or landscaping required to address potential conflicts; the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; the adequacy of roading infrastructure to service the proposed activity; Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

- 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. 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.
- This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character contains rules for activities within wetland, lake and river margins. The Natural Character chapter should

be referred to in addition to this zone chapter.

RPROZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity.</p> <p>PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards: RPROZ-S1 Maximum height; RPROZ-S2 Height in relation to boundary; RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins) RPROZ-S4 Setback from MHWS RPROZ-S5 Building or structure coverage}; RPROZ-S6 Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity)}. RPROZ-S7 Sensitive activities setback from boundaries of a Mineral extraction overlay</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard</p>
		<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
RPROZ-R2	Impermeable surface coverage	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The impermeable surface coverage of any site is no more than 15%.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the extent to which landscaping or vegetation may reduce adverse effects of run-off, b. the effectiveness of the proposed method for controlling stormwater on site; c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; d. whether low impact design methods and use of green spaces can be used; e. any cumulative effects on total catchment impermeability; and f. natural hazard mitigation and site constraints.</p>
RPROZ-R3	Residential activity	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The site area per residential unit is at least 40ha.</p> <p>PER-2 The number of residential units on a site does not exceed six.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p> <p>Where:</p> <p>DIS-1 The site area per residential unit is at least 8ha.</p>

	<p>PER-1 does not apply to: a single residential unit located on a site less than 40ha.</p>	<p>DIS-2 The number of residential units on a site does not exceed two.</p> <p>Activity status where compliance not achieved with DIS 1 or DIS 2: Non-complying</p>
RPROZ-R4	Visitor accommodation	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is within a residential unit, accessory building or minor residential unit.</p> <p>PER-2 The occupancy does not exceed 10 guests per night.</p> <p>PER-3 The site does not share access with another site.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>
RPROZ-R5	Home Business	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business is undertaken within: 1. a residential unit; or 2. an accessory building that does not exceed 40m² GFA; or 3. a minor residential unit.</p> <p>PER-2 There is no more than two full-time equivalent persons engaged in the home business who reside off-site.</p> <p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites.</p> <p>PER-4 Hours of operation are between: 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER- 4: Discretionary</p>
RPROZ-R6	Educational facility	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The educational facility is within a residential unit, accessory building or minor residential unit.</p> <p>PER-2 Hours of operation are between; 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays.</p> <p>PER-3 The number of students attending at one time does not exceed four, excluding those who reside onsite.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>

RPROZ-R7	Farming activity	
Rural Production zone	Activity status: Permitted	Activity status where compliance not achieved: Non-applicable
RPROZ-R8	Conservation activity	
Rural Production zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
RPROZ-R9	Recreational activity	
Rural Production zone	Activity status: Permitted Where: PER-1 The recreational activity is not being operated as a commercial activity. PER-2 There is no motorsport activity.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
RPROZ-R10	Rural produce retail	
Rural Production zone	Activity status: Permitted Where: PER-1 The activity does not exceed GBA of 100m ² and is set back a minimum of 30m from any internal boundary. PER-2 The number of rural produce retail operations does not exceed one per site.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
RPROZ-R11	Rural produce manufacturing	
Rural Production zone	Activity status: Permitted Where: PER-1 The building undertaking rural produce manufacturing does not exceed GFA of 100m ² . PER-2 The number of rural produce manufacturing operations does not exceed one per site. PER-3 All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building or screened from residential units on adjoining properties.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
RPROZ-R12	Farm quarry	
Rural Production zone	Activity status: Permitted Where: PER-1 1. The farm quarry is not within 30m of a site boundary; and 2. no more than 5,000m ³ of material is extracted in a calendar year.	Activity status where compliance not achieved with PER-1: Discretionary

RPROZ-R13 Catteries and dog boarding kennels		
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any building, compound or part of a site used for a cattery, is located a minimum of:</p> <ol style="list-style-type: none"> 1. 600m from the boundary of a site within the General Residential, Mixed Use, Kororāreka Russell Township, Rural Residential, Māori Purpose - Urban, Settlement zones; 2. 50m from the boundary of site for all other zones. <p>PER-2 Any building, compound or part of a site used for a dog boarding kennel, is located a minimum of:</p> <ol style="list-style-type: none"> 1. 600m from the boundary of a site within the General Residential, Mixed Use, Kororāreka Russell Township, Rural Residential, Māori Purpose - Urban, Settlement zones; 2. 300m from the boundary of a site for all other zones. 	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
RPROZ-R14 Cemeteries / Urupā		
Rural Production zone	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>
RPROZ-R15 Plantation forestry and and plantation forestry activity		
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It is not located on versatile soils.</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
RPROZ-R16 Additions or alterations to an existing Community Facility		
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The combined GFA of all buildings on the site does not exceed 300m² or a maximum increase of 10% of combined GFA of all buildings on the site, whichever is the greater.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and appearance of the building(s) b. the siting of the building(s), decks and outdoor areas including parking relative to adjoining sites; c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; d. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; e. servicing requirements and any constraints of the site; f. whether the location of the building(s) and community facility activity could create reverse sensitivity effects on adjacent and surrounding primary production activities; g. whether the layout of the development maintains the existing rural character of the surrounding area; h. any lighting or noise effects i. the frequency of the use, hours and days

		<p>of operation and the number of people it can cater for; and</p> <p>j. any natural hazard affecting the site or surrounding area.</p>
RPROZ-R17	Emergency service facility	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The combined GFA of all buildings on the site does not exceed 150m².</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and appearance of the building b. the siting of the building, decks and outdoor areas including parking relative to adjoining sites; c. whether the building creates a loss of privacy for surrounding residential units and their associated outdoor areas; d. ability of the supporting roading network to cater for the additional vehicular; e. servicing requirements and any constraints of the site; f. any lighting or noise effects; g. the frequency of the use, hours and days of operation and the number of people it can cater for; and h. any natural hazard affecting the site or surrounding area.
RPROZ-R18	Mineral prospecting and exploration	
Rural Production zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It is undertaken using handtools.</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
RPROZ-R19	Minor residential unit	
Rural Production zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The number of minor residential units on a site does not exceed one.</p> <p>CON-2 The site area per minor residential unit is at least one hectare.</p> <p>CON-3 The minor residential unit shares vehicle access with the principal residential unit.</p> <p>CON-4 The separation distance between the minor residential unit and the principal residential unit does not exceed 15m.</p> <p>CON-5 The minor residential unit: 1. does not exceed a GFA of 65m²; 2. with an optional attached garage or carport that does not exceed GFA of 18m², where the garage or</p>	<p>Activity status where compliance not achieved with CON-3: Discretionary</p> <p>Activity status where compliance not achieved with CON-1, CON-2, CON-4 or CON-5: Non complying</p>

	carport is used for vehicle storage, general storage and laundry facilities.	
RPROZ-R20	Papakāinga Housing	
Rural Production zone	Activity status: Restricted Discretionary Where: RDIS-1 The number of residential units per site does not exceed 10. RDIS-2 There is a legal mechanism in place to ensure that the land will stay in communal ownership and continue to be used in accordance with ancestral cultural practices. Matters of discretion are restricted to: a. the character and appearance of the residential unit(s) and any accessory building(s); b. the sitting of the building(s), decks and outdoor areas relative to adjoining sites; c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; d. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; e. servicing requirements and any constraints of the site; f. the each residential unit has sufficient outdoor open space, and there is sufficient room for any landscaping, egress and any accessory building(s) required; g. whether the location of the building(s) and residential activity could create reverse sensitivity effects on adjacent and surrounding primary production activities; h. whether the development will result in the site being unable to continue to undertake a primary production activity or undertake one in the future due to loss of productive land; i. whether the layout of the development reduces the risk of future land fragmentation or sterilisation while maintaining the existing rural character of the surrounding area; j. any natural hazard affecting the site or surrounding area.	Activity status where compliance not achieved with RDIS-1: Discretionary Activity status where compliance not achieved with RDIS-2: Non complying
RPROZ-R21	Expansion of existing mineral extraction activity	
Rural Production zone	Activity status: Restricted Discretionary Where: RDIS-1 A Mineral Extraction Activity Management Plan has been provided that contains the information required in ME-S1 Mineral extraction activity management plan. RDIS-2 The hours of operation remain the same. RDIS-3 The extraction volumes do not increase by more than 10%.	Activity status where compliance not achieved with RDIS-1, RDIS-2, RDIS-3, RDIS-4 or RDIS-5: Discretionary

	<p>RDIS-4 Any expansion does not occur within 30m of the site boundary.</p> <p>RDIS-5 The vehicle access to the Mineral Extraction activity remains unchanged.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. measures to manage off-site effects including dust, odour, lighting, visual amenity, traffic generation, noise and vibration; b. landscaping and screening; c. the tenure of activities including extraction, processing and sales; d. any adverse effect on historic heritage or cultural values e. any adverse effect on natural environment values and the coastal environment. f. the proposed rehabilitation programme including provision for clean-filling, recontouring, revegetation; g. monitoring; and h. recommendations, proposed mitigation measures and conditions of the Mineral Extraction Activity Management Plan, including the means by which the Consent Holder will comply with the relevant rules in the Plan and the conditions of the consent. 	
RPROZ-R22	Rural tourism activity	

Rural Production Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and appearance of the building(s); b. the link between the tourism activity and the rural environment; c. the siting of the building(s), decks and outdoor areas including parking relative to adjoining sites; d. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; e. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; f. servicing requirements and any constraints of the site; g. whether the location of the building(s) and rural tourism activity could create reverse sensitivity effects on adjacent and surrounding primary production activities; h. whether the development will result in the site being unable to continue to undertake a primary production activity or undertake one in the future due to loss of productive land; i. whether the layout of the development maintains the existing rural character of the surrounding area; j. any lighting or noise effects; k. the frequency of the use, hours and days of operation and the number of people it can cater for; l. any natural hazard affecting the site or surrounding area. 	Activity status where compliance not achieved: Not applicable
RPROZ-R23	Intensive indoor primary production	
Rural Production zone	<p>Activity status: Restricted discretionary</p> <p>Where:</p>	Activity status where compliance not achieved with RDIS-1: Non-complying

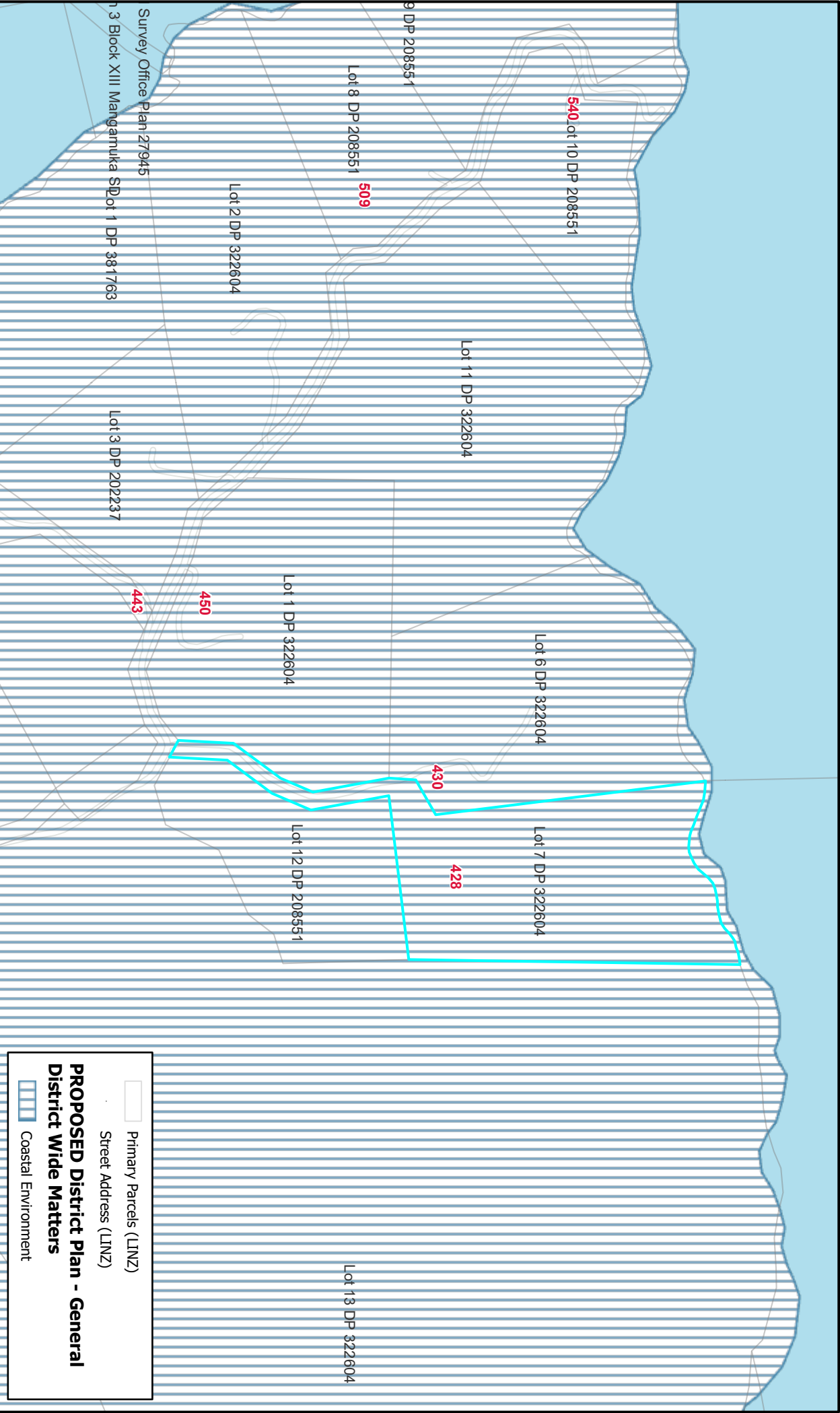
	<p>RDIS-1 Buildings or structures housing animals are setback at least 300m from any sensitive activity on a site under separate ownership.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> odour, noise and dust effects; impacts on the transport network; the scale, character and appearance of the building(s); the siting of the building(s) and outdoor areas relative to adjoining sites; whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; the number and types of animals; method of effluent management and disposal; likely presence of vermin; the frequency and nature of management and supervision; landscaping or screening; and any natural hazard affecting the site or surrounding area. 	
RPROZ-R24	Rural industry	
Rural Production zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The rural industry activity does not exceed a GBA of 500m² per site.</p> <p>RDIS-2 The number of rural industry activities per site does not exceed one.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the character and appearance of the building(s) the siting of the building(s) and outdoor areas including parking relative to adjoining sites; whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; ability of the supporting roading network to cater for the additional traffic; servicing requirements and any constraints of the site; whether the location of the building(s) and the rural industry is compatible with adjacent and surrounding primary production activities; whether the layout of the development maintains the existing rural character of the surrounding area; any lighting or noise effects; the frequency of the use, hours and days of operation and the number of people employed; any natural hazard affecting the site or surrounding area. <p>Note: Rural Produce Manufacturing is controlled by RPROZ-R11.</p>	Activity status where compliance not achieved with RDIS-1 or RDIS-2: Discretionary
RPROZ-R25	Camping grounds	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

RPROZ-R26	Community facility	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R27	Extension of existing commercial activity	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R28	Extension of existing industrial activity	
Rural Production Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R29	Commercial composting	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R30	New mineral extraction activity	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R31	Activities not otherwise listed in this chapter	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R32	Industrial activity	
Rural Production zone	Activity status: Non-complying Note: If the activity is a rural industry activity then that is controlled by RPROZ-R24	Activity status where compliance not achieved: Not applicable
RPROZ-R33	Commercial activities not otherwise provided for as a permitted, restricted discretionary or discretionary activity	
Rural Production zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RPROZ-R34	Landfill, including managed fill	
Rural Production Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RPROZ-R35	Community corrections activity	
Rural Production Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RPROZ-R36	Retirement Village	
Rural Production Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RPROZ-R37	Offensive trade	
Rural Production zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
RPROZ-S1	Maximum height	
Rural Production zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level, except that artificial crop protection and support structures shall not exceed a height of 6m above ground level.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation. chimney structures not exceeding 1.2m in width and 1m in height on any elevation. chimney structures not exceeding 1.2m in width and 1m in height on any elevation. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the character and amenity of the surrounding environment; dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites; loss of privacy to adjoining sites, including potential loss in relation to vacant sites; shading and loss of access to sunlight to adjoining sites; landscaping; and natural hazard mitigation and site constraints.
RPROZ-S2	Height in relation to boundary	
Rural Production zone	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> 55 degrees at 2m above ground level at the northern boundary of the site; 45 degrees at 2m above ground level at the the eastern and western boundaries of the site; and 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation. chimney structures not exceeding 1.2m in width and 1m in height on any elevation. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> loss of privacy to adjoining sites, including potential loss in relation to vacant sites; shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and natural hazard mitigation and site constraints.
RPROZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Rural Production zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except:</p> <ol style="list-style-type: none"> on sites less than 5,000m² accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road; artificial crop protection and support structures must be setback at least 3m from all site boundaries; and habitable buildings must be setback at least 30m from the boundary of an unsealed road. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> fences or walls no more than 2m in height above ground level; uncovered decks less than 1m in height above ground level; underground wastewater infrastructure; water tanks less than 2.7m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the character and amenity of the surrounding area; screening, planting and landscaping on the site; the design and siting of the building or structure with respect to privacy and shading; natural hazard mitigation and site constraints; the effectiveness of the proposed method for controlling stormwater; the safety and efficiency of the current or future access, egress on site and the roading network; and the impacts on existing and planned public walkways, reserves and esplanades.
RPROZ-S4	Setbacks from MHWS	
Rural	The building or structure, or extension or alteration to an	Where the standard is not met, matters of

Production Zone	existing building or structure must be setback at least 30m from MHWS.	discretion are restricted to: <ul style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site constricts; e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades.
RPROZ-S5	Building or structure coverage	
Rural Production Zone	The building or structure coverage of any site is no more than 12.5%.	Where the standard is not met, matters of discretion are restricted to: <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. any landscaping, planting and screening to mitigate any adverse effects; c. the extent to which private open space can be provided for future uses; d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and e. natural hazard mitigation and site constraints.
RPROZ-S6	Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity)	
Rural Production zone	Stock holding and feeding areas, milking sheds and buildings used to house or feed stock must be set back at least: <ul style="list-style-type: none"> 1. 30m from any boundary; or 2. 100m from a boundary of of land zoned General Residential, Mixed Use, Kororāreka Russell Township, Settlement, Māori Purpose-Urban, Rural Residential; 3. 100m from residential units on an adjoining site under separate ownership. 	Where the standard is not met, matters of discretion are restricted to: <ul style="list-style-type: none"> a. privacy of adjoining sites; b. scale and bulk of buildings; c. odour; d. noise, disturbance and loss of privacy effects on adjoining sites; e. the number and types of animals; f. method of effluent management and disposal; g. likely presence of vermin; h. the frequency and nature of management and supervision; and i. landscaping or screening.
RPROZ-S7	Sensitive activities setback from boundaries of a Mineral Extraction overlay	
Rural Production zone	Sensitive activities (excluding non habitable accessory buildings) must be setback at least 100m from the boundary of an Mineral Extraction Overlay	Where the standard is not met, matters of discretion are restricted to: <ul style="list-style-type: none"> a. noise, disturbance and vibrations; b. scale and type of mineral extraction activity; c. the frequency and nature of any blasting or extraction method to obtain the mineral resource;; d. hours of operation of the mineral extraction activity e. design of the building; f. whether there are alternative options for the location of the building; and

		g. temporary effects.
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**Far North
District Council**

Te Kauhāhara o Ōia Ōkerau ki te Raki

Proposed District Plan

Projection NZTM2000. Datum NZGD2000. Scale:1:5,907



0 0 0 0 km

Primary Parcels (LINZ)
Street Address (LINZ)
**PROPOSED District Plan - General
District Wide Matters**
Coastal Environment

DISCLAIMER:

While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Overview

The Far North District has a vast and complex coastal environment with dynamic natural processes, unique natural and physical attributes and high cultural values. The District Plan has mapped the coastal environment and identifies areas within it that contain high or outstanding natural character. These areas were originally identified through the regional mapping project undertaken by the Regional Council for the RPS. The methodology for identifying them can be found in APP1- Mapping methods and criteria and the schedules of high and outstanding natural character can be found in SCHED7 and SCHED8 of the District Plan. The mapped coastal environment accounts for approximately 12% of the District's total land area.

Much of the District's coastline is relatively undeveloped in the sense that there is limited built development and supporting infrastructure. The past few decades have seen an increasing pressure for development in coastal areas, particularly along the east coast where there is a continued pattern of settlement which has placed additional pressure on coastal resources and character. Consideration needs to be given to both the preservation of the natural character of the coastal environment and the level of intervention to manage land use and subdivision, while ensuring the communities health, safety and wellbeing.

The coastal hazard rules are located in this chapter in accordance with the Planning Standards, while other natural hazards such as flooding are controlled in the Natural Hazards chapter. The Natural Hazards chapter consolidates all of the objectives and policies related to natural hazards including rules that must be considered when assessing proposals within a Coastal Hazard Area.

Council has a responsibility under the RMA, the NZCPS and the RPS to preserve and protect the natural character of the coastal environment from inappropriate land use and subdivision.

Objectives	
CE-O1	The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.
CE-O2	Land use and subdivision in the coastal environment: <ol style="list-style-type: none"> preserves the characteristics and qualities of the natural character of the coastal environment; is consistent with the surrounding land use; does not result in urban sprawl occurring outside of urban zones; promotes restoration and enhancement of the natural character of the coastal environment; and recognises tangata whenua needs for ancestral use of whenua Māori.
CE-O3	Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

Policies	
CE-P1	Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.
CE-P2	Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as: <ol style="list-style-type: none"> outstanding natural character; ONL; ONF.
CE-P3	Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as: <ol style="list-style-type: none"> outstanding natural character; ONL; ONF.
CE-P4	Preserve the visual qualities, character and integrity of the coastal environment by: <ol style="list-style-type: none"> consolidating land use and subdivision around existing urban centres and rural settlements; and avoiding sprawl or sporadic patterns of development.
CE-P5	Enable land use and subdivision in urban zones within the coastal environment where: <ol style="list-style-type: none"> there is adequacy and capacity of available or programmed development infrastructure; and the use is consistent with, and does not compromise the characteristics and qualities.
CE-P6	Enable farming activities within the coastal environment where: <ol style="list-style-type: none"> the use forms part of the values that established natural character of the coastal environment; or the use is consistent with, and does not compromise the characteristics and qualities.

CE-P7	Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where: <ol style="list-style-type: none"> the use is consistent with the ancestral use of that land; and the use does not compromise any identified characteristics and qualities.
CE-P8	Encourage the restoration and enhancement of the natural character of the coastal environment.
CE-P9	Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.
CE-P10	Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: <ol style="list-style-type: none"> the presence or absence of buildings, structures or infrastructure; the temporary or permanent nature of any adverse effects; the location, scale and design of any proposed development; any means of integrating the building, structure or activity; the ability of the environment to absorb change; the need for and location of earthworks or vegetation clearance; the operational or functional need of any regionally significant infrastructure to be sited in the particular location; any viable alternative locations for the activity or development; any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; the likelihood of the activity exacerbating natural hazards; the opportunity to enhance public access and recreation; the ability to improve the overall quality of coastal waters; and any positive contribution the development has on the characteristics and qualities.

Rules

Notes:

- There may be rules in other District-Wide Matters and the underlying zone in Part 3- Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other 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.
- The National Environmental Standards for Plantation Forestry 2017 (NES-PF) regulates plantation forestry and Regulation 6 of the NES-PF allows plan rules to be more stringent to give effect to Policy 13 of the NZCPS. Rule CE-R6 Plantation forestry and plantation forestry activities in this chapter contains more stringent rules for plantation forestry activities to protect natural character of coastal environment and prevails over the NES-PF regulations.
- The Earthworks chapter rules apply 'in addition' to the earthworks rules in this overlay chapter, not instead of. In the event of a conflict between the earthworks chapter and this chapters earthworks rules, the most stringent rule will apply.

CE-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Coastal environment	Activity status: Permitted Where: PER-1 If a new building or structure is located in an urban zone it is: <ol style="list-style-type: none"> no greater than 300m². located outside high or outstanding natural character areas. PER-2 If a new building or structure is not located within an urban zone it is: <ol style="list-style-type: none"> ancillary to farming activities (excluding a residential unit). no greater than 25m². located outside outstanding natural character areas. PER-3	Activity status where compliance not achieved with PER-1: Discretionary (inside a high natural character area) Non-complying (inside an outstanding natural character area)
		Activity status where compliance not achieved with PER-2: Discretionary (outside an outstanding natural character area) Non-complying (inside an outstanding natural character area)
		Activity status where compliance not achieved with PER-3 or PER-4: Discretionary

	Any extension to a lawfully established building or structure is no greater than 20% of the GFA of the existing lawfully established building or structure. PER-4 The building or structure, or extension or addition to an existing building or structure, complies with standards: CE-S1 Maximum height. CE-S2 Colours and materials.	
CE-R2	Repair or maintenance	
Coastal environment	Activity status: Permitted Where: PER-1 The repair or maintenance of the following activities where they have been lawfully established and where the size, scale and materials used are like for like: 1. roads. 2. fences. 3. network utilities. 4. driveways and access. 5. walking tracks. 6. cycling tracks. 7. farming tracks.	Activity status where compliance is not achieved with PER-1: Discretionary
CE-R3	Earthworks or indigenous vegetation clearance	
Coastal environment	Activity status: Permitted Where: PER-1 The earthworks or indigenous vegetation clearance is: 1. required for repair or maintenance permitted under CE-R2 Repair or Maintenance. 2. required to provide for safe and reasonable clearance for existing overhead power lines. 3. necessary to ensure the health and safety of the public. 4. for biosecurity reasons. 5. for the sustainable non-commercial harvest of plant material for rongoā Māori. PER-2 The earthworks or indigenous vegetation clearance is not provided for within CE-R3 PER-1 but it complies with standard CE-S3 Earthworks or indigenous vegetation clearance.	Activity status where compliance not achieved with PER-1: Discretionary Activity status where compliance not achieved with PER-2: Non-complying
CE-R4	Farming	
Coastal environment	Activity status: Permitted Where: PER-1 The farming activity is located outside high or outstanding natural character areas.	Activity status where compliance is not achieved with PER-1: Discretionary (outside an outstanding natural character area) Non-complying (inside an outstanding natural character area)
CE-R5	Demolition of buildings or structures	
Coastal environment	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
CE-R6	Plantation forestry and plantation forestry activity	
Coastal environment	Activity status: Discretionary	Activity status where compliance not achieved with DIS-1: Non-complying

	Where: DIS-1 The plantation forestry or plantation forestry activity is located outside outstanding natural character areas.	
CE-R7	Extension to existing mineral extraction activity	
Coastal environment	Activity status: Discretionary Where: DIS-1 The extension is to an existing lawfully established mineral extraction activity and is located outside outstanding natural character areas.	Activity status where compliance not achieved with DIS-1: Non-complying
CE-R8	New mineral extraction activity	
Coastal environment	Activity status: Prohibited	Activity status where compliance not achieved: Not applicable
CE-R9	Land fill, managed fill or clean fill	
Coastal environment	Activity status: Prohibited	Activity status where compliance not achieved: Not applicable

Standards		
CE-S1	Maximum height	
Coastal environment	<ol style="list-style-type: none"> 1. The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula. 2. Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula. This standard does not apply to: <ol style="list-style-type: none"> i. The Orongo Bay zone 	Where the standard is not met, matters of discretion are restricted to: Not applicable
CE-S2	Colours and materials	
Coastal environment	The exterior surfaces of buildings or structures shall: <ol style="list-style-type: none"> 1. be constructed of materials and/or finished to achieve a reflectance value no greater than 30%. 2. have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette. 	Where the standard is not met, matters of discretion are restricted to: Not applicable
CE-S3	Earthworks or indigenous vegetation clearance	
Coastal environment	Any earthworks or indigenous vegetation clearance must (where relevant): <ol style="list-style-type: none"> 1. not occur in outstanding natural character areas. 2. not exceed a total area of 50m² for 10 years from the notification of the District Plan in an area of high natural character. 3. not exceed a total area of 400m² for 10 years from the notification of the District Plan in an area outside high or outstanding natural character areas. 4. not exceed a cut height or fill depth of 1m. 5. screen any exposed faces. Note: The NESF requires a 10m setback from any natural wetland in respect of earthworks or vegetation clearance and may require consent from the Regional Council.	Where the standard is not met, matters of discretion are restricted to: Not applicable

Rules in coastal hazard areas

A land use activity or subdivision may be subject to more than one hazard. Where this occurs, the most stringent activity status applies. Rules relating to other natural hazards, are located in the Natural Hazards chapter.

Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer or technical expert that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.

A land use activity or subdivision undertaken within a coastal hazard area may also be subject to other rules in the Coastal Environment chapter. When this occurs, the most stringent activity status applies and a site specific assessment of matters relating to the coastal environment and coastal hazard areas are required.

CE-R10	External alterations to existing buildings	
Coastal hazard area	Activity status: Permitted Where: PER-1 There is no increase in the GFA of the building. PER-2 The external alteration, including any associated earthworks, does not direct coastal inundation onto other properties.	Activity status where compliance not achieved with PER-1 or PER-2 - Restricted Discretionary refer to Rule CE-R17 Matters of discretion are restricted to: a. the matters outlined in Rule CE-R17.
CE-R11	Maintenance, repair or upgrading of infrastructure, including structural mitigation assets	
Coastal hazard area	Activity status: Permitted Where: PER-1 There is no increase to the footprint of any above ground infrastructure. PER-2 Any works to maintain, repair or upgrade infrastructure does not direct coastal inundation onto other properties PER-3 The ground is reinstated to the equivalent state that existed prior to the works.	Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary where it meets CE-R19. Matters of discretion are restricted to: a. the matters outlined in Rule CE-R19.
CE-R12	New buildings or structures	
Coastal hazard area	Activity status: Permitted Where: PER-1 The building or structure is one of the following: i. above ground buildings and structures with a footprint of 10m ² or less and are not used for a vulnerable activity. ii. decks less than 30m ² and less than 1m in height. PER 2 The building or structure including any associated earthworks, does not direct coastal inundation onto other properties. PER 3 All standards of the relevant zone applying to the activity are met.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary refer to Rule CE-R17 (buildings) or CE-R19 (structures) Matters of discretion are restricted to: a. the matters outlined in Rule CE-R17 or CE-R19
CE-R13	Building or structures ancillary to farming activities	
Coastal hazard area	Activity status: Permitted	Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4

	<p>Where:</p> <p>PER-1 The accessory building or structure has a footprint that is less than 100m².</p> <p>PER-2 The accessory building or structure is not located within a High Risk Coastal Hazard area.</p> <p>PER-3 The accessory building or structure does not contain a vulnerable activity.</p> <p>PER 4 The accessory building or structure, including any associated earthworks, does not direct coastal inundation onto other properties.</p> <p>PER 5 All standards of the relevant rural zone applying to the activity are met.</p>	<p>or PER-5: Restricted Discretionary refer to Rule CE-R17 (buildings) CE-R19 (structures)</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters outlined in Rule CE-R17 or CE-R19</p>
CE-R14	New buildings, and extension or alterations that increase the GFA of existing buildings	
Coastal hazard area	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 New buildings or extension or alterations of existing buildings, including any associated earthworks, does not direct coastal inundation onto other properties.</p> <p>RDIS-2 The new building (other than for a vulnerable activity) or extension or alteration to an existing building is not located in a High Risk Coastal Hazard Area.</p> <p>RDIS-3 A new building for a vulnerable activity is not located in a High Risk Coastal Hazard Area.</p> <p>RDIS-4 The activity complies with standards: CE-S4 Minimum floor levels CE-S5 Information requirements</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the nature and likelihood of the natural hazard event and effects on integrity of the building and associated structures or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; the vulnerability and resilience of the building and associated structures or infrastructure to natural hazard events; provision of safe access and egress during a hazard event; the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; whether the building and associated structures or infrastructure is likely to accelerate, worsen or result in material damage or increased inundation to that land, other land or any 	<p>Activity status where compliance with RDIS-1, RDIS-2 or RDIS-4 not achieved: Discretionary</p> <p>Activity status where compliance with RDIS-3 not achieved: non-complying</p>

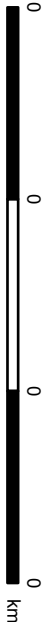
	<p>other building, structure or infrastructure;</p> <p>vi. the proposed duration of the activity within a hazard area;</p> <p>vii. any proposed hazard mitigation works and associated effects including on public access, landscape and other values; and</p> <p>viii. the effects of any vegetation planting or removal.</p>	
CE-R15	Change in use to accommodate vulnerable activities within existing buildings	
Coastal hazard area	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The activity is accommodated within a building that complies with standards: CE-S4 Minimum floor levels CE-S5 Information requirements</p> <p>RDIS-2 The activity is not in a High Risk Coastal Hazard Area.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the nature and likelihood of the natural hazard event and effects on integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; the vulnerability and resilience of the activity, including people and property, to natural hazard events; provision of safe access and egress to the building during a hazard event; the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; the proposed duration of the activity within a hazard area; any proposed hazard mitigation works and associated effects including on public access, landscape and other values. 	Activity status where compliance not achieved: Discretionary
CE-R16	New structures (excluding buildings) and infrastructure, and extensions or alterations to existing structures (excluding buildings and infrastructure)	
Coastal hazard area	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The structure or infrastructure is not a structural mitigation asset.</p> <p>RDIS-2 The new structure, infrastructure, extension or alteration, including any associated earthworks, does not increase coastal inundation on other properties.</p> <p>RDIS-3 The new structure, infrastructure, extension or alteration is not located in a High Risk Coastal Hazard Area.</p> <p>RDIS-4 The activity complies with standard: CE-S5 Information requirements</p> <p>Matters of discretion are restricted to:</p>	Activity status where compliance not achieved: Discretionary

	<ul style="list-style-type: none"> i. the nature and likelihood of the natural hazard event and effects on integrity of the structure or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; ii. the vulnerability and resilience of the structure or infrastructure to natural hazard events; iii. provision of safe access and egress where necessary during a hazard event; iv. the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; v. whether the structure of infrastructure is likely to accelerate, worsen or result in material damage or increased inundation to that land, other land or any building, structure or infrastructure; vi. the proposed duration of the activity within a hazard area; vii. any proposed hazard mitigation works and associated effects including on public access, landscape and other values; viii. the effects of any vegetation planting or removal; and ix. for infrastructure, whether there is a functional or operational need to be located within the hazard area. 	
CE-R17	Hazardous facility	
Coastal hazard area	Activity status: Discretionary Where: DIS-1 The facility is not located in a High Risk Coastal Hazard Area.	Activity status where compliance not achieved: Non complying
CE-R18	Hazardous facility	
Coastal hazard area	Activity status: Discretionary Where: DIS-1 The facility is not located in a High Risk Coastal Hazard area.	Activity status where compliance not achieved: Non-complying activity
CE-R19	Activities not otherwise listed in the coastal hazard area provisions	
Coastal hazard area	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards in coastal hazard areas

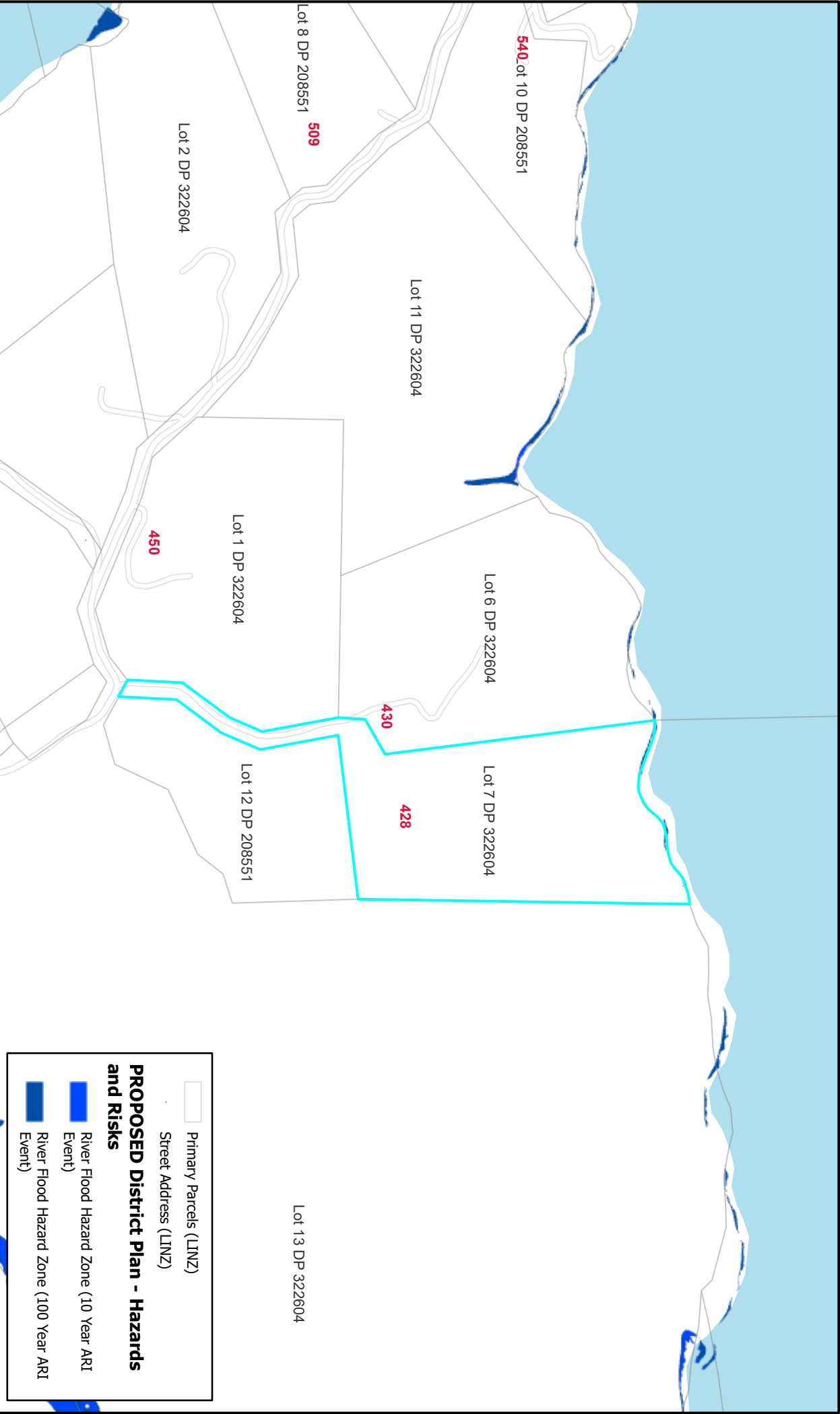
CE-S4	Minimum floor levels	
Coastal hazard area	All activities occurring within buildings are designed so they will not be subject to inundation and/or material damage (including erosion) over a 100-year timeframe, and either: <ul style="list-style-type: none"> i. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or ii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 	Where the standard is not met, matters of discretion are restricted to: Not applicable

	1 percent AEP flood event plus 1m sea level rise.	
CE-S5	Information requirements	
Coastal hazard area	Any application for a resource consent in relation to a site that is potentially affected by a coastal hazard must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.	Where the standard is not met, matters of discretion are restricted to: Not applicable



Projection NZTM2000. Datum NZGD2000. Scale:1:5,907

DISCLAIMER:
While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.



**Far North
District Council**
te Kauhāhara o ūāi Tokerau ki te Raki

Proposed District Plan



0 0 0 0 km
Projection NZTM2000. Datum NZGD2000. Scale:1:5,907

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Overview

The District is affected by natural hazards. These are natural processes that become a hazard when they affect people, property, infrastructure or the wider environment.

Natural hazards include those that occur frequently such as flooding, coastal erosion and inundation, and land instability; and those natural hazards that occur less frequently including wildfires, tsunamis, high winds and droughts. Flooding is the most common natural hazard faced by the District, while many of the District's settlements are also adjacent to the coast which exposes them to coastal hazard risks. Natural hazards are often driven by climatic conditions, for example extreme rainfall events (flooding/land instability) or severe drought (wildfire). Coastal erosion and inundation are also most likely to occur during storm events.

The risk of natural hazards is likely to increase in the future as a result of climate change. Rainfall in Northland is predicted to reduce overall and droughts are likely to increase in intensity and duration. However, tropical cyclones will likely be stronger and cause more damage as a result of heavy rain and strong winds. Sea level rise will increase the risk and extent of coastal erosion and inundation affecting properties, roads and other infrastructure.

The effects of natural hazard events range from general nuisance to creating significant damage to, or loss of, property and infrastructure such as roads, bridges and pipelines. In extreme cases, natural hazards can result in loss of life. The risk that natural hazards pose is made up of a number of factors including:

- the nature, magnitude and extent of the hazard;
- the anticipated frequency or probability of the hazard event occurring; and
- the exposure and vulnerability of people, property and the environment to the hazard.

There is a tension between managing the risk to people and property from natural hazards and enabling reasonable use and development of private land. Plan controls on land use and subdivision are focused on managing the risk of flooding, coastal erosion and inundation (located in the Coastal Environment Chapter), land instability and wildfire as follows:

River Flooding Hazards

Within areas of flooding, coastal erosion and coastal inundation mapped by the Northland Regional Council and included in the District Plan maps as follows:

Flood Hazard Areas

- 1 in 10 Year River Flood Hazard Area – the area potentially susceptible to river flooding in a 10% Annual Exceedance Probability (AEP) / 10Yr Average Return Interval (ARI) storm event.
- 1 in 100 Year River Flood Hazard Area – the area potentially susceptible to river flooding in a 1% AEP / 100Yr ARI storm event plus climate change.

Coastal Hazard Areas (including High Risk Coastal Hazard Area comprising of CFZ1 and CEZ1)

- Coastal Flood Zone 1 (CFHZ1) – extent of the 50-year ARI static water level at 2080 including 0.6 m sea level rise (RCP8.5M).
- Coastal Flood Zone 2 (CFHZ2) – extent of the 100-year ARI static water level at 2080 including 1.2 m sea level rise (RCP8.5M).
- Coastal Flood Zone 3 (CFHZ3) – extent of the 100-year ARI static water level at 2080 including 1.5 m sea level rise (RCP8.5H+).
- Coastal Erosion Zone 1 (CEHZ1) – an area potentially susceptible to coastal erosion (66% probability) by 2080 with 0.33 m sea level rise from 2019 – (RCP 8.5M).
- Coastal Erosion Zone 2 (CEHZ2) – an area potentially susceptible to coastal erosion (5% probability) by 2130 with 0.85 m sea level rise from 2019 – (RCP 8.5M).
- Coastal Erosion Zone 3 (CEHZ3) – an area potentially susceptible to coastal erosion (5% probability) by 2130 with 1.17 m sea level rise from 2019 – (RCP 8.5H+).

Land Instability

Land that is susceptible to instability hazards. Land is identified at subdivision through the application of geological information, slope and other criteria as defined in Definitions.

Wildfire

Ensuring adequate water supplies are available for firefighting purposes, appropriate setbacks from vegetation and suitable access for firefighting in new subdivisions.

However, due to the widespread nature of natural hazards in the Far North District, consideration of natural hazard risks may be required outside of these areas. For example, consideration of the risks from natural hazards is a component of all subdivision applications.

A precautionary approach is required to manage natural hazard risks. This reflects the direction provided by national and regional policy statements, the imperfect knowledge available on natural hazards, the potentially significant costs and consequences that result from a major hazard event and that it is often difficult and more expensive to mitigate hazard risk after subdivision and land use development has occurred. Plan controls are also generally more stringent for those activities that are more vulnerable to the effects of natural hazards – primarily residential activities, including care facilities (including day-care centres), retirement villages and marae.

Council must also provide the ability to adapt to our changing environment and knowledge and take opportunities to reduce the risks of hazards on existing buildings, structures and infrastructure where these arise.

Council has responsibilities under the RMA, the NZCPS and the NRPS to manage natural hazard risk to provide for the health and safety of our communities and the infrastructure that serves them. This is achieved through a range of approaches including:

- avoiding or controlling land use and subdivision in areas of identified natural hazard risk;
- incorporating ways to mitigate risks in the design and layout of subdivision and development;
- progressively responding and adapting to long term changes in climate and sea level; and
- building the community's understanding of natural hazards and its preparedness to respond to natural hazard events (often called resilience).

There are also a range of non-statutory methods for managing the effects of natural hazards, including measures put in place by emergency management groups such as Civil Defence. These include education, warning systems and emergency preparedness.

Objectives	
NH-O1	The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.
NH-O2	Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.
NH-O3	New infrastructure is located outside of identified natural hazard areas unless: <ol style="list-style-type: none"> it has a functional or operational need to be located in that area; it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and adverse effects resulting from that location on other people, property and the environment are mitigated.
NH-O4	Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

Policies	
General	
NH-P1	Map or define areas that are known to be subject to the following natural hazards, taking into account accepted estimates of climate change and sea level rise: <ol style="list-style-type: none"> flooding; coastal erosion; coastal inundation; and land instability.
NH-P2	Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following: <ol style="list-style-type: none"> the nature, frequency and scale of the natural hazard; not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site; the location of building platforms and vehicle access; the use of the site, including by vulnerable activities; the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards; earthworks, including excavation and fill; location and design of infrastructure; activities that involve the use and storage of hazardous substances; aligning with emergency management approaches and requirements; whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and reduction of risk relating to existing activities.
NH-P3	Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.
NH-P4	Manage land use and subdivision so that the functionality and long-term integrity of existing structural mitigation assets are not compromised or degraded.

NH-P5	<p>Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following:</p> <ol style="list-style-type: none"> the nature, frequency and scale of the natural hazard; the temporary or permanent nature of any adverse effect; the type of activity being undertaken and its vulnerability to an event, including the effects of climate change; the consequences of a natural hazard event in relation to the activity; any potential to increase existing risk or creation of a new risk to people, property, infrastructure and the environment within and beyond the site and how this will be mitigated; the design, location and construction of buildings, structures and infrastructure to manage and mitigate the effects and risk of natural hazards including the ability to respond and adapt to changing hazards; the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and the use of natural features and natural buffers to manage adverse effects.
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River Flood hazard

NH-P6	<p>Manage land use and subdivision in river flood hazard areas to protect the subject site and its development, and other property, by requiring:</p> <ol style="list-style-type: none"> subdivision applications to identify building platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event; a minimum freeboard for all buildings designed to accommodate vulnerable activities of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new buildings; commercial and industrial buildings to be constructed so they will not be subject to material damage in a 1 in 100 year flood event; buildings within a 1 in 10 Year River Flood Hazard Area to be designed to avoid material damage in a 1 in 100 year flood event; storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event; earthworks (other than earthworks associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year River Flood Hazard area; the capacity and function of overland flow paths to convey stormwater flows safely and without causing damage to property or the environment is retained, unless sufficient capacity is provided by an alternative method; and the provision of safe vehicle access within the site.
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Costal hazard

NH-P7	<p>Manage new land use and subdivision in coastal hazard areas so that:</p> <ol style="list-style-type: none"> new subdivision avoids locating building platforms within High Risk Coastal Hazard areas and building platforms should be located outside other coastal hazard areas where alternative locations are available and it is practicable to do so; new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless: <ol style="list-style-type: none"> there is no other suitable location available on the existing site; hazard risks can be mitigated without the need for hard protection structures. where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that: <ol style="list-style-type: none"> the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and either the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise. hazard risk is not transferred to, or increased on, other properties; buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures; safe vehicle access within the site is provided; and services are located and designed to minimise the risk of natural hazards.
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Land instability

NH-P8	Locate and design subdivision and land use to avoid land susceptible to land instability, or if this is not practicable, mitigate risks and effects to people, buildings, structures, property and the environment.
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Wildfire

NH-P9	<p>Manage land use and subdivision that may be susceptible to wildfire risk by requiring:</p> <ol style="list-style-type: none"> setbacks from any contiguous scrub or shrubland, woodlot or forestry;
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	<ul style="list-style-type: none"> b. access for emergency vehicles; and c. sufficient accessible water supply for firefighting purposes.
Infrastructure	
NH-P10	Provide for the operation, maintenance, and minor upgrading of existing infrastructure in identified natural hazard areas.
NH-P11	<p>Allow the establishment of new infrastructure in identified natural hazard areas where:</p> <ul style="list-style-type: none"> a. there is a functional or operational need to locate in the hazard area and there is no practicable alternative; b. it has been designed to maintain its resilience, integrity and function during a natural hazard event recognising that some hazard events may be of a scale that results in temporary disruption to the function of that infrastructure; c. risks to other people, property, infrastructure and the environment are mitigated; and d. consideration has been given to the ability to respond and adapt to long term effects such as sea level rise and climate change.
Defences against hazards	
NH-P12	<p>Protect existing natural systems and features that buffer or protect development from the adverse effects of natural hazards by:</p> <ul style="list-style-type: none"> a. avoiding the modification, alteration or loss of natural systems and features that compromises their function, including as a defence against long term effects such as sea level rise and climate change; and b. promoting restoration and enhancement of such natural systems and features.
NH-P13	<p>Consider new hard protection structures to protect existing development and existing and new infrastructure only where:</p> <ul style="list-style-type: none"> a. natural systems and features will not provide adequate protection from the natural hazard; b. the design is suitable for the location and does not transfer the risk and effects of natural hazards to other locations; c. any hard protection structures considered necessary to protect private assets are not located on public land unless there is significant public or environmental benefit in doing so; d. alternative responses to the hazard (including soft protection measures, restoration or enhancement of natural defences against coastal hazards and abandonment of assets) are demonstrated to be impractical or have significantly greater adverse effects on the environment; and e. they are the only practical means to protect: <ul style="list-style-type: none"> i. existing infrastructure or new infrastructure that has a functional or operational need to be in the location; or ii. existing settlements of vulnerable activities.
NH-P14	Enable the upgrading and maintenance of existing Regional and District Council flood management schemes and manage the development of new schemes where they are required to minimise the risks to people, property, infrastructure and the environment from natural hazard events.

Rules

Notes:

- There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other 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.
- Any application for a land use resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion. Any application for a subdivision consent must additionally include an assessment of whether the site includes an area of land susceptible to instability.
- Coastal hazard rules are located in the Coastal Environment Chapter.

NH-R1	Maintenance, repair or upgrading of infrastructure, including structural mitigation assets	
1 in 100 Year River Flood	<p>Activity status: Permitted</p> <p>Where:</p>	Activity status where compliance with PER-1 is not achieved: Restricted Discretionary (refer Rule NH-R9)

hazard areas	<p>PER-1 There is no increase to the footprint of any above ground infrastructure.</p> <p>PER-2 Any works to maintain, repair or upgrade infrastructure do not alter or divert an overland flow path.</p> <p>PER-3 Ground is reinstated to the equivalent state that existed prior to the works.</p>	<p>Activity status where compliance with PER-2 or PER-3 is not achieved: Restricted Discretionary.</p> <p>Matters of discretion are limited to:</p> <p>a. the effects of the activity on overland flow paths and flooding on surrounding sites</p>
NH-R2	Extensions and alterations to existing buildings or structures	
1 in 100 Year River Flood hazard areas	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no increase to the GFA of the building or footprint of the structure that results in the building or structure exceeding the limits for new buildings or structures in NH-R3- PER 1 and new buildings or structures ancillary to farming activities in NH-R4 PER 1.</p> <p>PER-2 No part of the building or structure is enclosed in a manner that alters or diverts an overland flow path or reduces flood plain storage.</p>	<p>Activity status where compliance with PER-1 or PER-2 not achieved: Restricted Discretionary (refer Rule NH-R7 for buildings and Rule NH-R9 for structures other than buildings)</p>
NH-R3	New buildings or structures	
1 in 100 Year River Flood hazard areas	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is one of the following: 1. above ground buildings or structures with a footprint of 10m² or less; or 2. deck less than 30m² and less than 1m in height; or 3. boardwalks or stairs that are less than 500mm above ground level and located within a public reserve or legal road.</p> <p>PER-2 The building or structure is not located within or does not alter or divert an overland flow path.</p>	<p>Activity status where compliance with PER-1 or PER-2 is not achieved: Restricted Discretionary (refer Rule NH-R7 for new buildings and Rule NH-R9 for new structures other than buildings)</p>
NH-R4	New buildings or structures (excluding buildings used for a residential activity) ancillary to farming activity	
1 in 100 Year River Flood hazard areas	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure has a footprint that is less than 100m².</p> <p>PER-2 The building or structure is not located within the 1 in 10 Year River Flood Hazard Area.</p> <p>PER-3 The building or structure does not alter or divert an overland flow path.</p>	<p>Activity status where compliance with PER1 or PER-2 or PER-3 is not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the effects of flood hazards on the integrity of the building or structure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; b. the effects of the building or structure on overland flow paths and flooding on surrounding sites; and c. the extent to which the risk to people and property from the flood hazard is avoided</p>

		or managed.
NH-R5	Wild fire - Buildings used for a vulnerable activity (excluding accessory buildings)	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any building used for a vulnerable activity (excluding accessory buildings) either:</p> <ol style="list-style-type: none"> 1. is located on a site that has access to a fire hydrant; or 2. provides for water supply and access to water supplies for fire fighting purposes in compliance with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. <p>PER-2 Any building used for a vulnerable activity (excluding accessory buildings) is set back at least 20m from the dripline of any contiguous scrub or shrubland, woodlot or forestry.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
NH-R6	Wild fire - extensions and alterations to buildings used for a vulnerable activity (excluding accessory buildings) that increase the GFA	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Extensions or alterations that increase the GFA of a building used for a vulnerable activity (excluding accessory buildings) either:</p> <ol style="list-style-type: none"> 1. are located on a site that has access to a fire hydrant; or 2. provide for water supply and access to water supplies for fire fighting purposes in compliance with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. <p>PER-2 Extensions or alterations that increase the GFA of a building used for a vulnerable activity (excluding accessory buildings) are set back at least 20m from the dripline of any contiguous scrub or shrubland, woodlot or forestry.</p>	<p>Activity status where compliance not achieved with PER-1 or PER 2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The availability of water for fire-fighting; b. The scale of the extension or alteration; c. Alternative options for the location of the extension or alteration; d. The use of building materials to reduce fire risk; and e. The extent and type of vegetation present.
NH-R7	New buildings, and extensions or alterations that increase the GFA of existing buildings	
1 in 100 Year River Flood hazard areas	<p>Activity status: Restricted discretionary</p> <p>Where:</p> <p>RDIS-1 The new building, extension or alteration is not located in the 1 in 10 Year River Flood Hazard Area and is or will be used for a vulnerable activity.</p> <p>RDIS-2 The finished floor level of:</p> <ol style="list-style-type: none"> 1. any new building or extension or alteration to an existing building that will accommodate vulnerable activities must be at least 500mm above the maximum water level in a 1 in 100 year flood event; 2. any extension or alteration that increases the GFA of a building that accommodates vulnerable activities 	<p>Activity status where compliance with RDIS-2, RDIS-3 or RDIS-4 is not achieved: Discretionary</p> <p>Activity status where compliance with RDIS-1 is not achieved: Non-complying (refer Rule NH-R12)</p>

	<p>must be at least 500mm above the maximum water level in a 1 in 100 year flood event; and</p> <p>3. all other new buildings, or extensions or alterations to existing buildings, must be at least 300mm above the maximum water level in a 1 in 100 year flood event.</p> <p>RDIS-3 The new, extended or altered building does not divert divert an overland flow path onto other properties.</p> <p>RIDS-4 The building complies with standard: NH-S1 Information requirements</p> <p>Matters of discretion are limited to:</p> <ol style="list-style-type: none"> the effects of flood hazards on the integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; whether the works are likely to accelerate, worsen or result in material damage to that land, other land or any building or structure through inundation; the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites; the ability to relocate the building or structure or adapt to the flood hazard over time or in response to direct effects of the hazard; the extent to which the risk to people and property from the flood hazard is avoided or managed; the nature of the activity being undertaken and its vulnerability to the potential effects of flooding; provision of safe access and egress to the building or structure during a flood event; whether there is a functional or operational need for the building, structure or activity to be located within the flood hazard area; the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard; the resilience of the buildings or structures to the effects of the hazard; and the methods provided to manage activities and uses within the site, including safe egress from buildings or structures or the site and the management of people and property during a flood event. 	
NH-R8	Changes in use to accommodate vulnerable activity within existing buildings	
1 in 100 Year River flood hazard areas	<p>Activity status: Restricted discretionary</p> <p>Where:</p> <p>RDIS-1 The finished floor level of existing building that will accommodate vulnerable activities is at least 500mm above the maximum water level in a 1 in 100 year flood event.</p> <p>RDIS-2 The change of use complies with standard: NH-S1 Information requirements.</p> <p>Matters of discretion are restricted to:</p>	Activity status where compliance not achieved: Discretionary

	<ol style="list-style-type: none"> 1. the nature and severity of the flood risk; 2. the potential effects on the vulnerable activity, including on people and property, and mitigation of these effects; 3. the resilience of the buildings to the effects of the hazard; and 4. the methods provided to manage activities and uses within the site, including safe egress from buildings and the site and the management of people and property during a flood event. 	
NH-R9	New structures (excluding buildings) or infrastructure, and extensions or alterations that increase the footprint of an existing structure (excluding buildings) or infrastructure (excluding structural mitigation assets)	
1 in 100 River flood hazard areas	<p>Activity status: Restricted discretionary</p> <p>Where:</p> <p>PER-1 The new structure, infrastructure, extension or alteration and associated works does not divert flood flow onto other properties or result in any increase in flood hazard beyond the site.</p> <p>PER-2 The structure or infrastructure complies with standard: {Link,8652,NH-S1 Information requirements.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the effects of flood hazards on the integrity of the structure or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; b. whether the works are likely to accelerate, worsen or result in material damage to that land, other land or any building or structure through inundation; c. the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites; d. the ability to relocate the structure or infrastructure or adapt to the flood hazard over time or in response to direct effects of the hazard; e. the extent to which the risk to people and property from the flood hazard is avoided or managed; f. the nature of the activity being undertaken and its vulnerability to the potential effects of flooding; g. provision of safe access and egress to the structure or infrastructure during a flood event; h. whether there is a functional or operational need for the structure or infrastructure to be located within the flood hazard area; i. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard; j. the resilience of the structure or infrastructure to the effects of the hazard; and k. the methods provided to manage activities and uses within the site, including safe egress from structures or infrastructure, or the site and the management of people and property during a flood event. 	Activity status where compliance not achieved: Discretionary
NH-R10	New structural mitigation assets or increasing the footprint of existing structural mitigation assets	

1 in 100 River flood hazard areas	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NH-R11	Activities not otherwise a permitted, restricted discretionary or discretionary activity in a 1 in 100 year river flood hazard area	
1 in 100 River flood hazard areas	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NH-R12	New buildings, extensions or alterations that increase the GFA of existing buildings where the building is used for a vulnerable activity	
1 in 10 year River flood hazard areas	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
NH-S1	Information requirements	
All natural hazards	Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.	Activity status where compliance not achieved: Not applicable