

ePlan

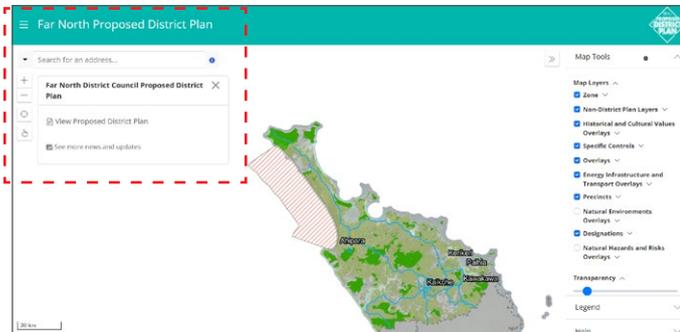
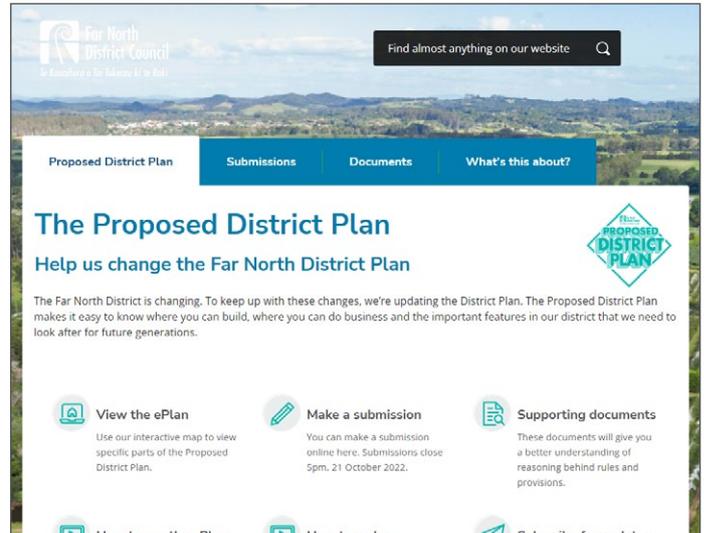


This brochure is designed to help you find your way around the Digital Proposed District Plan. You can also view this guide as a video, which you will find on our YouTube channel: www.youtube.com/farnorthdistrictcouncil

📌 Landing page

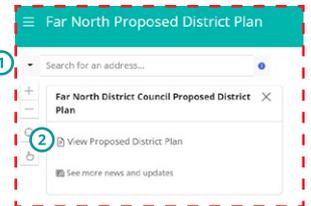
You can access the ePlan via the website pdp.fndc.govt.nz

- 1 Select View the ePlan on the home page. Alternatively, enter the direct ePlan web address into your web browser: <https://farnorth.isoplan.co.nz>
- You will arrive at the ePlan home page



There are two main ways to navigate the ePlan:

- 1 Search for a Property — Search for information on a specific property. The property search bar is available when navigating the home page or interactive maps
- OR
- 2 Read Full Proposed District Plan — Click here for all Proposed District Plan content

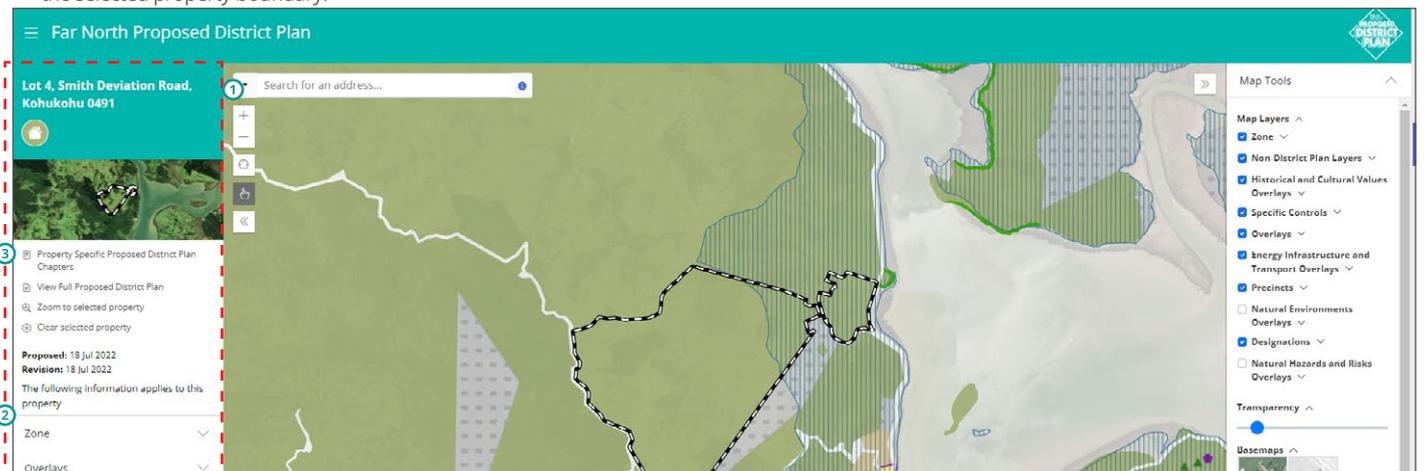


🔍 Searching for a property

Left-hand Panel

There are three ways you can search for a property:

- 1 Type address into the **search bar** or click **more options** to search via legal description. Click on the **i icon** for additional tips on how to search for a unit
- OR
- 2 Locate the property on the map using the **zoom function**. Zoom in or out on the map to make more features visible. Click **property** to highlight the property boundary
- OR
- 3 Once the property is selected, the panel will display the Proposed District Plan property information on the left panel and adjacent is the interactive map of the selected property boundary.



Property zone

- 1 Property information is listed here
- 2 Property zone/s are listed here
- 3 To read Property Specific Proposed District Plan chapters click here. This will open the relevant plan chapter.

*Please note the information displayed in the left-hand panel does not comprise all relevant information for the property. Map tools must be selected also for additional features to be available. To understand all rule requirements, we recommend reading the full plan chapters relating to the property and zone.

- 4 Click View map to return to the map view.

Far North Proposed District Plan

Viewing Far North Proposed District Plan for Lot 4, Smith Deviation Road, Kohukohu 0491

Proposed: 18 Jul 2022
Revision: 18 Jul 2022

PART 3 – AREA-SPECIFIC MATTERS / ZONES / Rural zones / Rural production

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: <ul style="list-style-type: none"> a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; c. does not compromise the use of land for farming activities, particularly on highly productive land; d. does not exacerbate any natural hazards; and e. is able to be serviced by on-site infrastructure.

- 5 You can also scroll through the left-hand panel to see relevant sections that apply to the property and click "view section" to open that chapter or section

*Please note the information displayed in the left-hand panel does not comprise all relevant information for the property. Map tools must be selected also for additional features to be available. To understand all rule requirements, we recommend reading the full plan chapters relating to the property and zone.

Overlays

High Natural Character

View section

Reference: 516
Description: Hill slopes with an irregularly shaped unfenced native forest patch in a pasture matrix with other forest patches. Totara-rimu-kanuka forest with occasional emergent tall native conifer; kanuka dominant shrubland & forest

Reference: 521
Description: Hill slopes with younger totara-rimu-kahikatea/mixed broadleaved-kanuka forest

Natural Environment Values

Natural Environment Values

Outstanding Natural Character

View section

Reference: 118
Description: Coastal hill slopes with a native forest patch in a pasture matrix. Here there are relatively dense native conifers: rimu-kahikatea-totara. Kanuka and

Viewing Far North Proposed District Plan for Lot 4, Smith Deviation Road, Kohukohu 0491

Proposed: 18 Jul 2022
Revision: 18 Jul 2022

PART 2 – DISTRICT-WIDE MATTERS / NATURAL ENVIRONMENT VALUES / Natural character

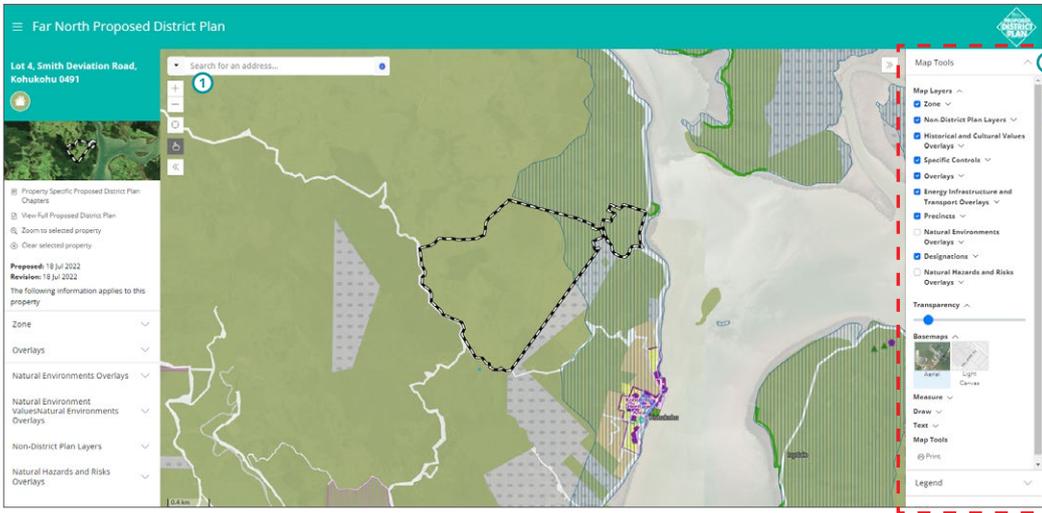
Overview

The Far North District Policy Statement to of wetlands, lakes and rivers, many of which are located within and on the periphery of the District. The Plan manages their margins and the activities that can occur in these areas. The margins of these waterbodies are areas of recreation and hazard management. When managed well the margins also promote ecological benefits including on receiving waterbodies, wetlands, lakes and rivers, including the construction and alteration of buildings or structures, earthworks, vegetation, and other activities to ensure that the characteristics and qualities that contribute to the natural character values are preserved. Further provisions relating to the natural character of the coastal environment are located in the Coastal Environment chapter.

Provisions relating to the natural character of the coastal environment are located in the Coastal Environment chapter.

Objectives	
NATC-O1	The natural character of wetland, lake and river margins are managed to ensure their long-term protection and preservation.
NATC-O2	Land use and subdivision is consistent with and does not compromise the characteristics and qualities of wetland, lake and river margins.

Policies	
NATC-P1	Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the natural character of wetland, lake and river margins.
NATC-P2	Identify or assess the natural character of wetland, lake and river margins in accordance with the natural character values.
NATC-P3	Enable indigenous vegetation removal and/or earthworks within wetland, lake and river margins with: <ul style="list-style-type: none"> a. it is for the repair or maintenance of lawfully established activities; b. it is for safe and reasonable clearance for existing overhead powerlines; c. it is for health and safety of the public;



Right-Hand Panel ←

- 1 The right-hand panel allows you to choose the information you want displayed.
- 2 Some map information is displayed by default. You can use the check boxes to toggle map layers or overlays on and off.
- 3 Click on the **black arrow** beside each heading for a drop down list of the layer content.

4 Transparency Tool

To see more details of a base map, you can adjust the map transparency.

- Drag the slider until you get to the desired transparency.

5 Base Maps

You can choose the basemap you want by clicking on the map thumbnail image.

6 Measurement Tool

Use this tool to measure an area, distance or location on the map:

- Click on the **measurement arrow** to select the type of measurement you want.
- To start the measure: click on the map. Continue clicking to add more measurement points. To finish measuring, double-click at the last point you wish to measure.
- To exit the tool, click on the measurement arrow again to close. TIP You must exit the measurement tool to go back to the property.

7 Draw Tool

Use this tool to draw on an area of the map.

- Click on the **"draw"** arrow to select the type of drawing tool you want.
- To start drawing: **click on the map**. Continue clicking to add more drawing points. To finish drawing, double-click at the last point you wish to be drawn.
- To exit the tool, click on the drawing arrow again to close.
TIP: You must exit the draw tool to go back to the property.

8 Text Tool

Use this tool to add text to the area on the map.

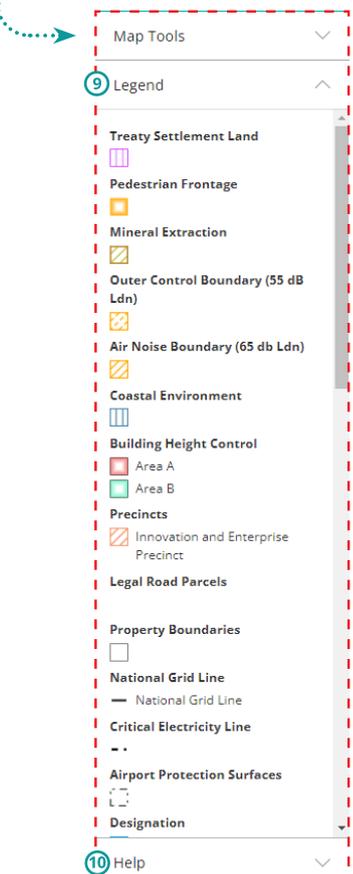
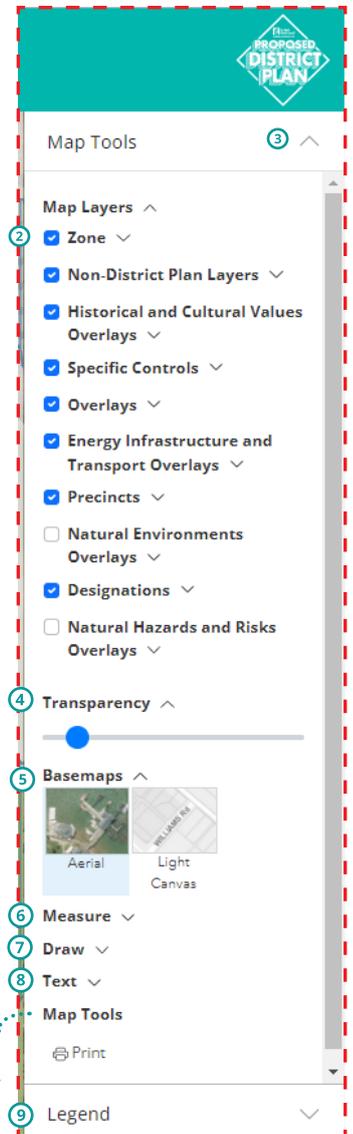
- a. Type in the bar that say **"Text to add to map"** and choose your preferred colour for the text
- b. Click **"Add text to map"** and select placement on the map.
- c. TIP Once placed on the map. You cannot move it. But you can click on erase and type it again to place in your preferred place.

9 Legend

The legend is a full list of all the information layers in the planning map.

10 Help

Click here for helpful tips on getting around the planning map.



Read the full Proposed District Plan

The structure of the Proposed Plan is set by Ministry for the Environment National Planning Standards



*please note once you click read full Proposed District Plan in the burger menu, this will reset the interactive maps of your current search. We recommend you click on Property specific to District Plan chapter if you wish to remain on your current property search.

How chapters are structured

The Proposed District Plan chapters are structured as

- 1 All chapter headings are above the selected chapter
- 2 In the left panel, the chapter you are currently viewing is highlighted in grey
- 3 Overview of the introductory information
- 4 Chapter provisions (colour changes with each chapter)

The screenshot shows the 'Far North Proposed District Plan' interface. On the left, there is a sidebar with a search bar and a list of chapters. The 'Rural Production' chapter is highlighted with a green bar and a '4' icon. The main content area displays the 'Overview' of the Rural Production zone, which is the largest zone in the District, accounting for approximately 65% of all land. It is a dynamic environment influenced by farming and forestry practices. The overview text discusses the importance of rural land, the need to protect it from inappropriate use, and the challenges of primary production activities in this zone. It also mentions the Rural Lifestyle and Rural Residential zones and the importance of infrastructure and environmental protection.

Rules tables

- 1 The Plan uses a traffic light system to show which activities a land owner can do as of right and which activities require a resource consent.
- 2 A change from green to orange or red signals a greater degree of scrutiny may be applied and the activity may not be appropriate for the zone and/or property.



RPROZ-R1 New buildings or structures, and extensions or alterations to existing buildings or structures		
Rural Production zone	Activity status: Permitted Where: PER-1 The new <u>building or structure</u> , or extension or alteration to an existing <u>building or structure</u> , will accommodate a permitted activity.	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

RPROZ-R20 Papakāinga Housing		
Rural Production zone	Activity status: Restricted Discretionary Where: RDIS-1 The number of <u>residential units per site</u> does not exceed 10. RDIS-2 There is a legal mechanism in place to ensure that the <u>land</u> will stay in communal ownership and continue to be used in accordance with ancestral cultural practices.	Activity status where compliance not achieved with RDIS-1: Discretionary

RPROZ-R25 Camping grounds		
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 <u>rural industry</u> activity then that is controlled by {Link.6428.RPZ-R24}	Activity status where compliance not achieved: Not applicable

Rules with immediate legal effect

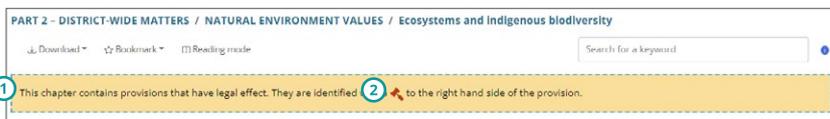
- 1 Some of the rules in the Proposed Plan have immediate legal effect at plan notification. The rules that have immediate effect are those that protect water, air, soil, significant indigenous vegetation, significant habitats of indigenous fauna, historic heritage or aquaculture activities (as identified under Section 86B (3) of the Resource Management Act 1991)

- 1 Rules with immediate legal effect are contained within the following chapters:

- Hazardous Substances
- Heritage Area Overlays
- Historic Heritage
- Notable Trees
- Sites and Areas of Significance to Māori
- Ecosystems and Indigenous Biodiversity
- Subdivision
- Activities on the Surface of Water
- Earthworks
- Signs

- 1 For these chapters, the chapter overview will display the pop-up in orange.

- 2 The rules will be identified with a **red gavel icon** and highlighted with a red background.



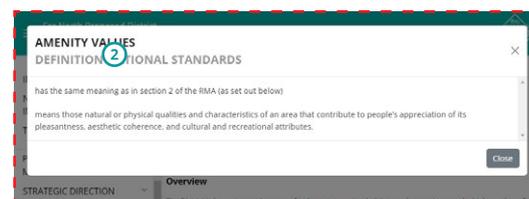
Definition pop-up boxes

- 1 Words or phrases in blue with a dotted underline are definitions used in the plan.

- 2 Clicking on the blue text will display a pop-up box containing the definition. A full list of definitions can be found in *Part 1: Introduction and general provisions, Subsection: Interpretation* with a drop down to the definitions chapter.

Other Helpful Tools

A large portion of the District is covered in indigenous vegetation and habitat. Based on the criteria in Appendix 5 of 1 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.



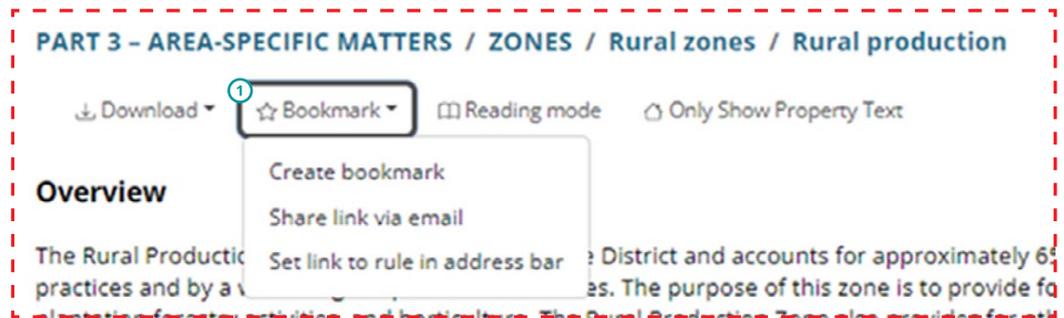
Home

- 1 Navigate back to the map.



Bookmark

- 1 Want to bookmark a chapter for later? Hit **Control D** to save it to your web browser



Search Function

- 1 Use the search bar on the top right corner for specific content. The search results will display all of the chapters that contain the term or content in the left panel (and the number of times it occurs in the chapter will be highlighted)



TIP Click on the blue icon for additional support on how to refine your search.

Troubleshooting

ePlan not loading?

If you experience problems loading the website link, you can try the following:

- Check you have the correct link: farnorth.isoplan.co.nz/eplan
- Try clearing your browser cache before trying the link again: hit **Control + H** to bring up your history and click 'clear all browsing history'
- If the ePlan freezes, refresh the URL in the browser and you will be taken back to the ePlan home page.

How do I report a technical issue?

- If you are experiencing a technical issue with the ePlan or submission tool, please contact us via email pdp@fndc.govt.nz or phone 0800 920 029 and ask for the **District Planning team** so we can help resolve the issue as soon as possible.

Make a submission

You can make an electronic submission on anything in the plan using the 'Make a Submission' button on the homepage. You can also download a submission form on our website, fill it out and email it to Council at pdp@fndc.govt.nz

View the 'How to make a submission' video on our YouTube channel www.youtube.com/farnorthdistrictcouncil for help making your submission or contact us on pdp@fndc.govt.nz and we can give you some advice.

You can make a submission any time during the public submission period between Wednesday 27 July and 5pm on Friday 21 October.

NOTE: All submissions, including contact details, will be available to the public as required by the Resource Management Act 1991

Submissions close at 5pm on Friday 21 October 2022