



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

**He Ripoata
Mōhiohio Whenua
No. 2027-24
Land Information
Memorandum**

**The following information is provided to the Applicant in respect of the property
described as LOT 11 DP 38451**

Valuation Roll No: 00133-40700

Property ID No: 3311854

and located at: 73 Omaunu Road, Kaeo 0479

He Ripoata Mōhiohio Whenua Land Information Memorandum

LIM-2027-24

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

Date Lodged: 13-Jul-2026

Receipt No: 8945693

Issued Date: 21-Jul-2026

1. Ōu Taipitopito

Personal details

Te Wapu o Totara Trust
Attn: Hillary Sheard
71A Totara North Road
RD 2
Kaeo 0479

Email: kaeohillz@gmail.com

2. Ngā Āhuatanga o Te Whenua

Special Features or Characteristics

Refers to the NZ Land Resource Inventory Worksheet – Land Use Capability Unit 3w1.

a	Slope	Flat to undulating.
b	Rock Type	Fine alluvium.
c	Soils	Recent soils on sedimentary and volcanic alluvium. Recent soils of Whareora suite and Kohumaru suite. Less extensive areas of moderately to strongly leached yellow-brown earths of Whareora suite, and moderately to strongly leached brown granular loams and clays.
d	Potential Erosion	Slight to moderate.
e	Avulsion / Alluvion	Slight to moderate potential at stream banks.
f	Falling Debris	Nil
g	Subsidence	Nil
h	Slippage	Nil
i	Inundation	Nil
j	Hazardous Contaminants	None known
k	Any other	-

Note: The above information is generic and may not be site-specific, for more information please [click here](#).

3. Te Whakapuaki Rēti mō Tētahi Ripoata Mōhiohio Whenua 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:		00133-40700
Rate Account No:		2411854
Rates Levied for the Current Year:	\$	5,571.28
Date of Disclosure:		13-Jul-2026

2025 Rating Valuation Details		00133-40700
Land Value:	\$	155,000
Improvement Value:	\$	280,000
Capital Value:	\$	435,000
Rating Value Area:		0.1014Ha

4. Ngā Whakaaetanga Consents

Resource Consents	Includes Certificates, Notices and Orders where available. Nil on file.	
Monitoring	Nil	
Licenses		
WOF-2010121	Building Warrant of Fitness - Creative Minds Childcare	Expiry date: 31-Jul-2026

The Council has no current record of a pool or spa pool registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004. Pool barrier information is available [here](#).

5. Ngā Mōhiohio Whare Building Information

Status	Date of Issue	Number	Description
Exemption for Building Consent Approved	13-Apr-2017	BC-2017-906/0	Build a deck not connected to existing building under 1m high.
Code Compliance Certificate Issued	02-Nov-2001	BC-2002-67/0	Add room & decks to existing dwelling.
Building Consent Issued	25-Jul-2001	BC-2002-67	Add room & decks to existing dwelling.
Building Permit Issued	09-Dec-1987	BP-6007408	Day care centre.

Comments:

- See correspondence attached from FNDC re: Drainage Creative Minds Limited, dated 03-Oct-2001.
- 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. [Please click here to order the full property file.](#)

6. Ngā Tāpaetanga Whakawhanake Development Contributions

On 07-Oct-2025 Council adopted the [Utu Whakawhanake Development Contributions Policy](#). From 01-Jul-2026 Development Contributions apply to developments within the *Catchment Area Maps* found at pages 58-61 of the Policy.

7. Ngā Ratonga Utilities

a)	Drinking Water Supply	Not known
b)	Stormwater	See Stormwater management plan
c)	Sewer	Connected

8. Ngā Whakamahinga Whenua Land Uses

Far North District Plans

Far North Proposed District Plan – Decisions Version:

Land zoned as **General Residential**

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

2009 Far North District Plan:

Land zoned as **Residential**

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

Note 1: The Proposed District Plan information included in this LIM is correct at the date of issue but is subject to change as a result of the appeals process. For the most up-to-date information, please refer to the Council's [ePlan](#).

Note 2: Any queries regarding the 2009 District Plan or Proposed District Plan should be directed to the Council's Planning Department on 0800 920 029 or PDP@fndc.govt.nz

9. Ngā Pānui i raro i Tētahi Atu Ture e Whakaputaina ana e Tētahi Whakahaere Kāwanatanga

Notices under Other Acts Notified by any Statutory Organisation

Nothing on file.

10. Ngā Pānui nā Tētahi Kaiwhakahaere Ratonga Whatunga

Notices by any Network Utility Operator

Nothing on file.

11. Ngā Take Whakature Rori

Road Legalisation Issues

No known roading issues.

12. Pūmate māori

Natural Hazards

[Natural hazards portal - Northland Regional Council](#)

Please see plain language summary attached to the Natural Hazards section of this pdf for more information.

Notices - Building Act 2004	None recorded for this property.
Drought	Property specific drought information unknown. Please refer to the Technical Report for Northland Drought Assessment within the Northland Regional Council plain language summary attached to this LIM.
Earthquake, Volcanic and Geothermal Activity	- Property specific earthquake, volcanic and geothermal activity information unknown. Please refer to the Technical Report for earthquake information within the Northland Regional Council plain language summary attached to this LIM. - Liquefaction Undetermined A liquefaction vulnerability category has not been assigned at this stage, because there is not enough information to determine the appropriate category with the required level of confidence. Technical Report for Regional Liquefaction Vulnerability Assessment - Report Title: <i>Regional Liquefaction Vulnerability Assessment – Far North District</i> - Report Date: <i>2023</i> - Entity/Person who prepared the report: <i>Vision Consulting Engineers</i> - Entity/Person who commissioned the report: <i>Far North District Council</i> - Purpose of the report: <i>To inform future resource management land use planning</i> - Scope of the report: <i>Regional</i> - Where to access report: <i>FNDC Website Liquefaction Vulnerability Assessment</i>
Erosion / Landslide	Please refer to Section 2, Special Features or Characteristics, rows d & h.
Fire	Property specific fire hazard information unknown.
Far North District Plan Hazards	Flood Susceptible area, as identified in the Far North District Plan (see map and Natural Hazards chapter 12.4 included in this LIM).

Flooding	• Northland Regional Council River Flood Hazard Zone (see map). Please refer to Technical Reports Kaeo 2009 GHD Model, Kaeo 2013 GHD Model Upgrade & M06 Kaeo 2021 WaterTech Model within the Northland Regional Council plain language summary attached to this LIM. • Far North Proposed District Plan – Decisions Version River Flood Hazard Zone (see map). Please refer to the chapter entitled Natural Hazards in the Natural Hazards section of this LIM. • See correspondence attached from FNDC re: Drainage Creative Minds Limited, dated 03-Oct-2001.
Sedimentation	• Property specific sedimentation information unknown.
Subsidence	• Please refer to Section 2, Special Features or Characteristics, row g.
Tsunami	• Tsunami Inundation Green Zone – Safe Area. Please refer to the Technical Report for tsunami evacuation zone and safe zone map within the Northland Regional Council plain language summary attached to this LIM.
Wind	• Property specific wind information unknown.

13. Ētahi Atu Mōhiohio

Other Information

See Kiwi Distribution Zone map and Advice note attached.

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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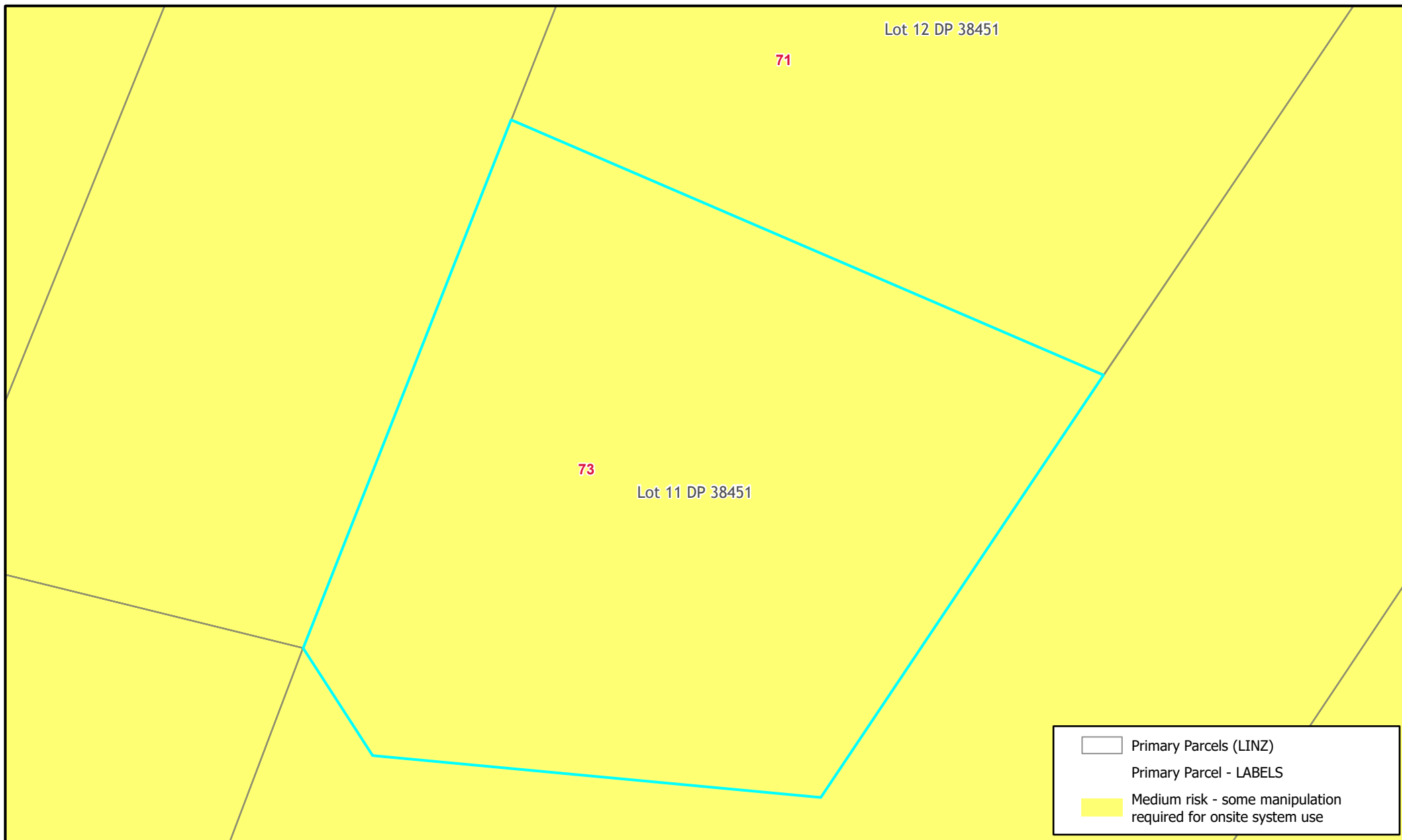
PROPERTY INFORMATION

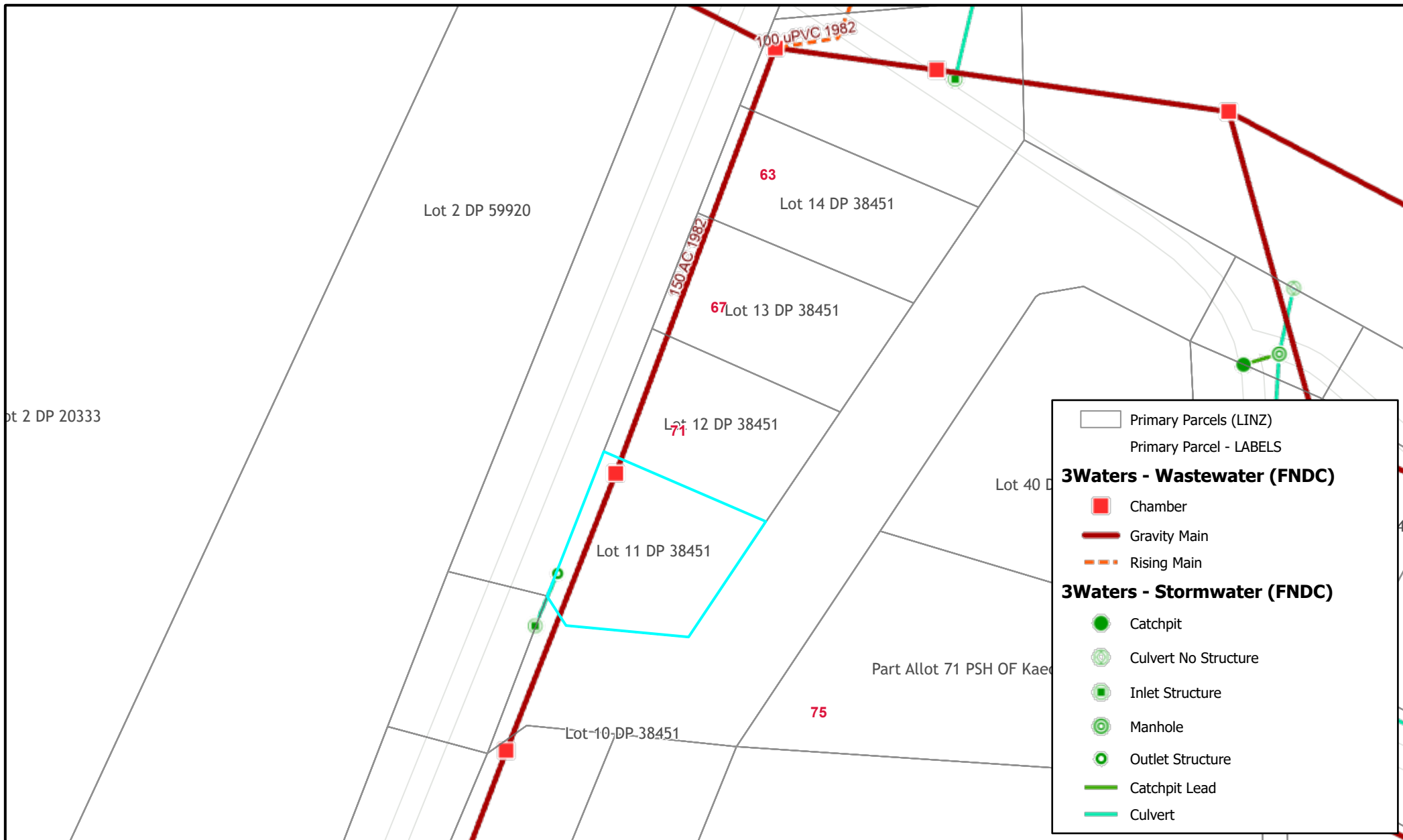
Note for Applicants: The above information represents the information held by the Far North District Council in respect of any of the categories of information listed at the date of issue only. Where the Council has advised 'not known' in respect of any category it is the responsibility of the applicant to undertake any other enquiries. Information can change over time (e.g., new consents issued, hazards identified) and council does not have to re-issue or amend LIMs issued if information changes or new information becomes known after the date of issue. If more information is required regarding the content of this LIM, the applicant should seek independent professional or legal advice.

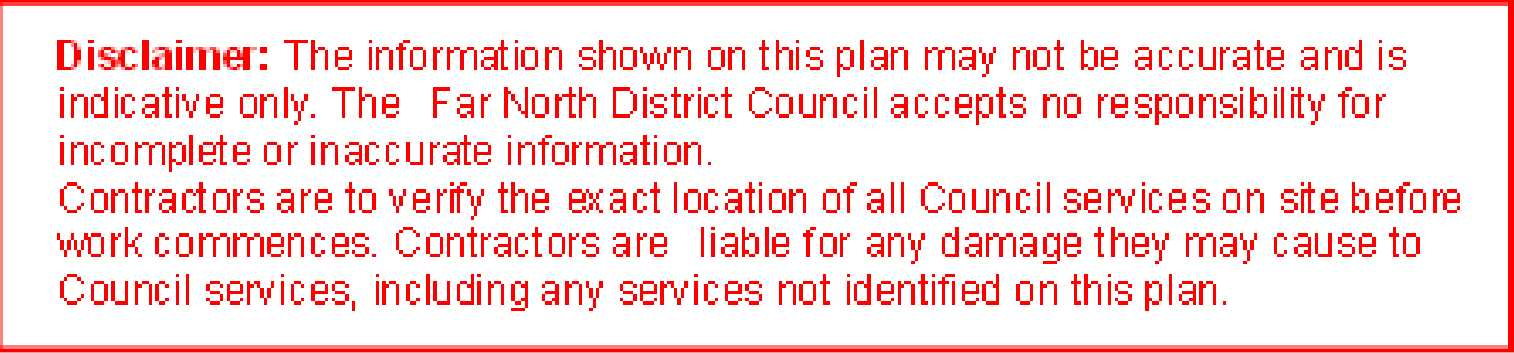
Disclaimer

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.





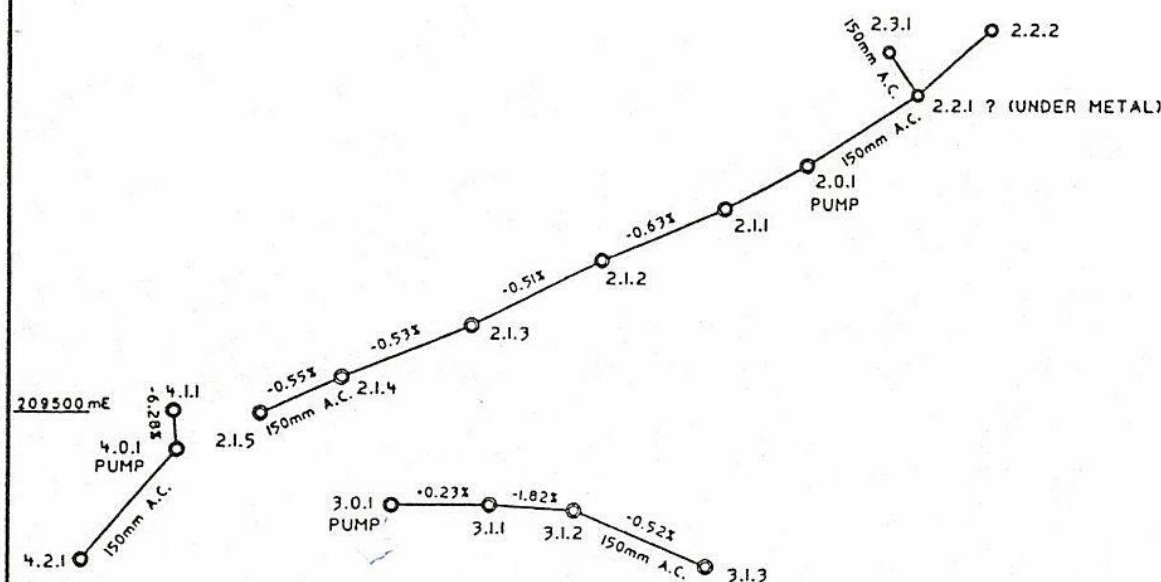




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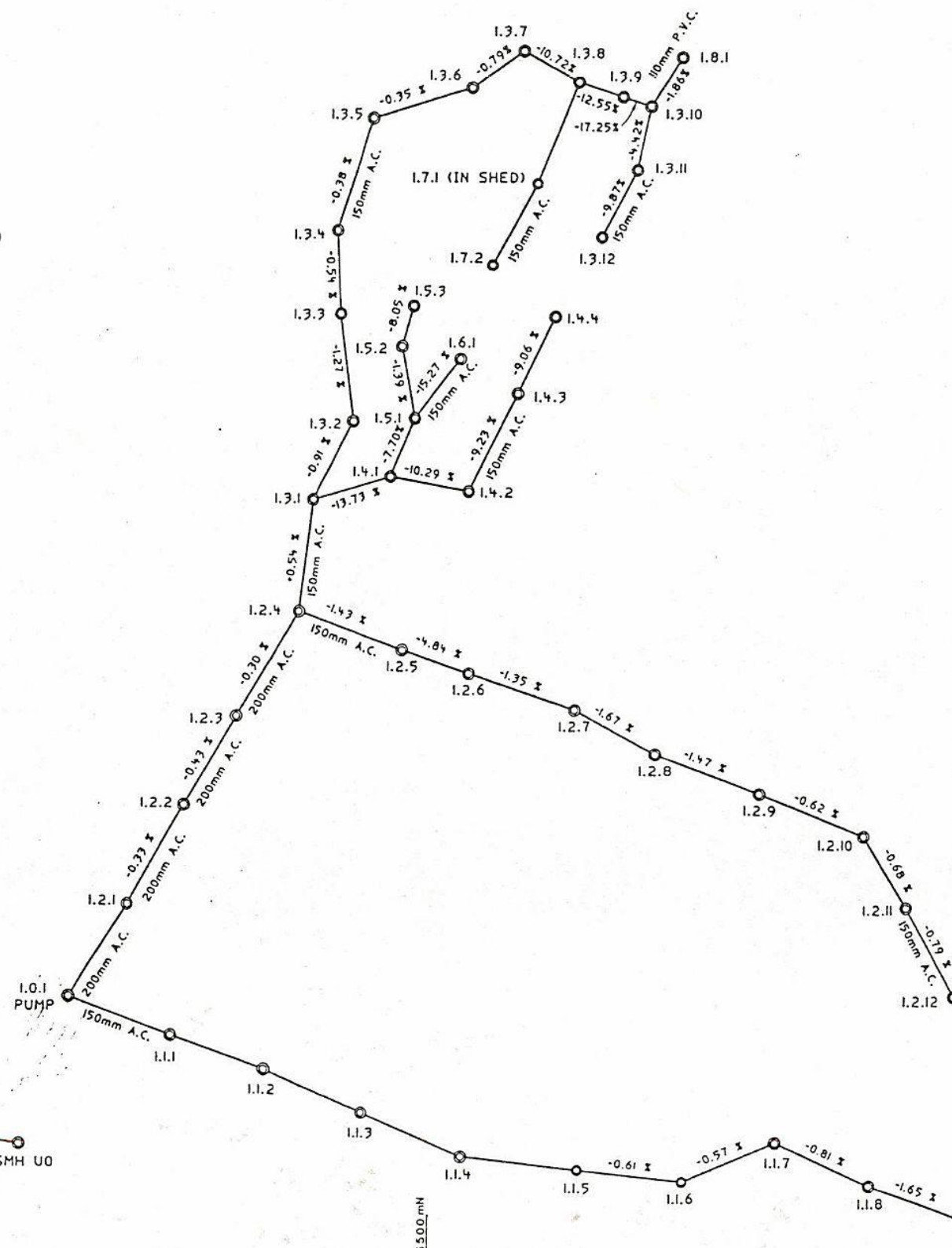
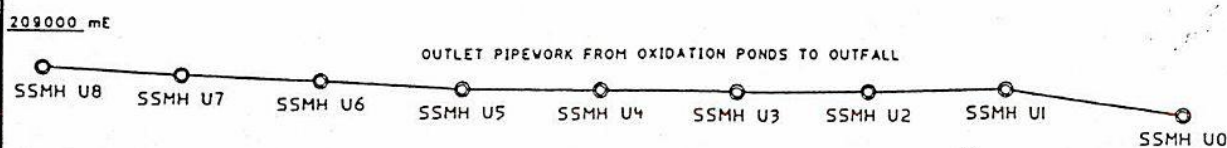
LEVEL DATUM : DOSLI DATUM

GRADIENT OF SEWER LINES IS FROM THE
HIGHER MANHOLE NUMBER TO THE LOWER



Disclaimer: The information shown on this plan may not be accurate and is indicative only. The Far North District Council accepts no responsibility for incomplete or inaccurate information.

Contractors are to verify the exact location of all Council services on site before work commences. Contractors are liable for any damage they may cause to Council services, including any services not identified on this plan.



SEWER MANHOLE NAME	NORTHING	EASTING	LID LEV	INVERT
1.0.1 PUMP	886603.02	209088.63	4.12	
1.1.1	886716.56	209037.00	4.74	3.89
1.1.2	886839.00	209008.75	5.76	
1.1.3	886557.03	208872.36	6.89	
1.1.4	886472.70	208835.26	7.56	
1.1.5	886376.57	208823.63	8.35	6.13
1.1.6	886289.78	208835.18	9.18	7.14
1.1.7	886213.33	208845.30	9.18	7.14
1.1.8	886133.66	208909.18	10.22	7.85
1.1.9	886048.37	208877.70	10.92	9.35
1.1.10	885963.78	208812.53	14.36	11.99
1.1.11	885875.64	208804.74	25.22	24.18
1.2.1	885754.60	209145.91	4.35	2.00
1.2.2	886707.06	209228.74	4.98	2.33
1.2.3	886664.42	209302.88	4.11	2.84
1.2.4	886612.14	209380.81	4.38	2.98
1.2.5	886525.14	209358.48	5.50	4.31
1.2.6	886468.70	209336.67	8.88	7.21
1.2.7	886381.33	209307.59	10.27	8.46
1.2.8	886315.87	209289.86	10.60	9.76
1.2.9	886237.92	209258.35	12.18	11.11
1.2.10	886159.80	209230.99	14.35	11.70
1.2.11	886103.57	209160.74	14.25	12.18
1.2.12	886042.90	209066.01	14.12	12.85
1.3.1	886011.15	209083.22	4.38	2.48
1.3.2	885987.94	209048.75	4.95	3.15
1.3.3	885978.78	209038.35	5.47	4.30
1.3.4	885981.84	209068.15	5.60	4.68
1.3.5	885951.71	209061.68	7.48	5.05
1.3.6	886089.14	209026.52	7.02	5.34
1.3.7	886027.24	209057.30	8.05	5.76
1.3.8	886081.51	209051.59	13.55	11.38
1.3.9	886346.41	209189.62	17.42	16.27
1.3.10	886321.01	209182.00	21.88	20.52
1.3.11	886331.68	209759.01	25.24	22.91
1.3.12	886361.22	209702.72	32.45	29.18
1.4.1	886334.02	209502.36	13.97	11.80
1.4.2	886449.88	209468.91	28.75	27.33
1.4.3	886430.28	209571.58	35.18	33.57
1.4.4	886399.51	209635.80	35.18	33.57
1.5.1	886515.75	209651.07	17.34	15.87
1.5.2	886526.66	209611.17	18.19	16.71
1.5.3	886517.21	209644.70	20.09	18.52
1.6.1	886477.19	209600.87	26.93	25.46
1.7.1 (IN SNEED)	886435.2	209747.4		
1.7.2	886451.28	209678.28	29.08	28.94
1.8.1	886296.02	209852.74	23.18	21.41
2.0.1 PUMP	887095.46	209861.43	2.63	
2.1.1	887149.32	209853.10	2.15	-0.02
2.1.2	887229.32	209899.52	2.04	0.52
2.1.3	887515.63	209557.27	2.12	1.01
2.1.4	887399.14	209523.28	2.17	1.48
2.1.5	887457.20	209499.68	3.25	1.80
2.2.1 ? (UNDER METAL)	887022	209709		
2.2.2	886973.22	209751.56	4.08	2.71
2.3.1	887041.06	209736.91	4.62	3.97
3.0.1 PUMP	887368.96	209439.88	3.12	0.70
3.1.1	887303.18	209439.53	3.03	0.56
3.1.2	887248.88	209435.60	3.32	1.58
3.1.3	887160.77	209398.65	3.18	2.07
4.0.1 PUMP	887506.74	209478.13	4.13	2.24
4.1.1	887508.77	209501.37	5.07	3.85
4.2.1	887568.82	209403.70	3.25	
5.0.1 PUMP	886834.03	210059.89	3.35	
5.1.1	886814.78	210075.85	4.12	1.63
5.1.2	886774.96	210124.10	4.56	3.38

KAE30002

LCPLUS REF:	DATE	AMENDMENT
CAD REF: R04268		
DISK: R04268.004		
SURVEYED:		
DATE:		
LEVEL DATUM:		
CORRO DATUM:		

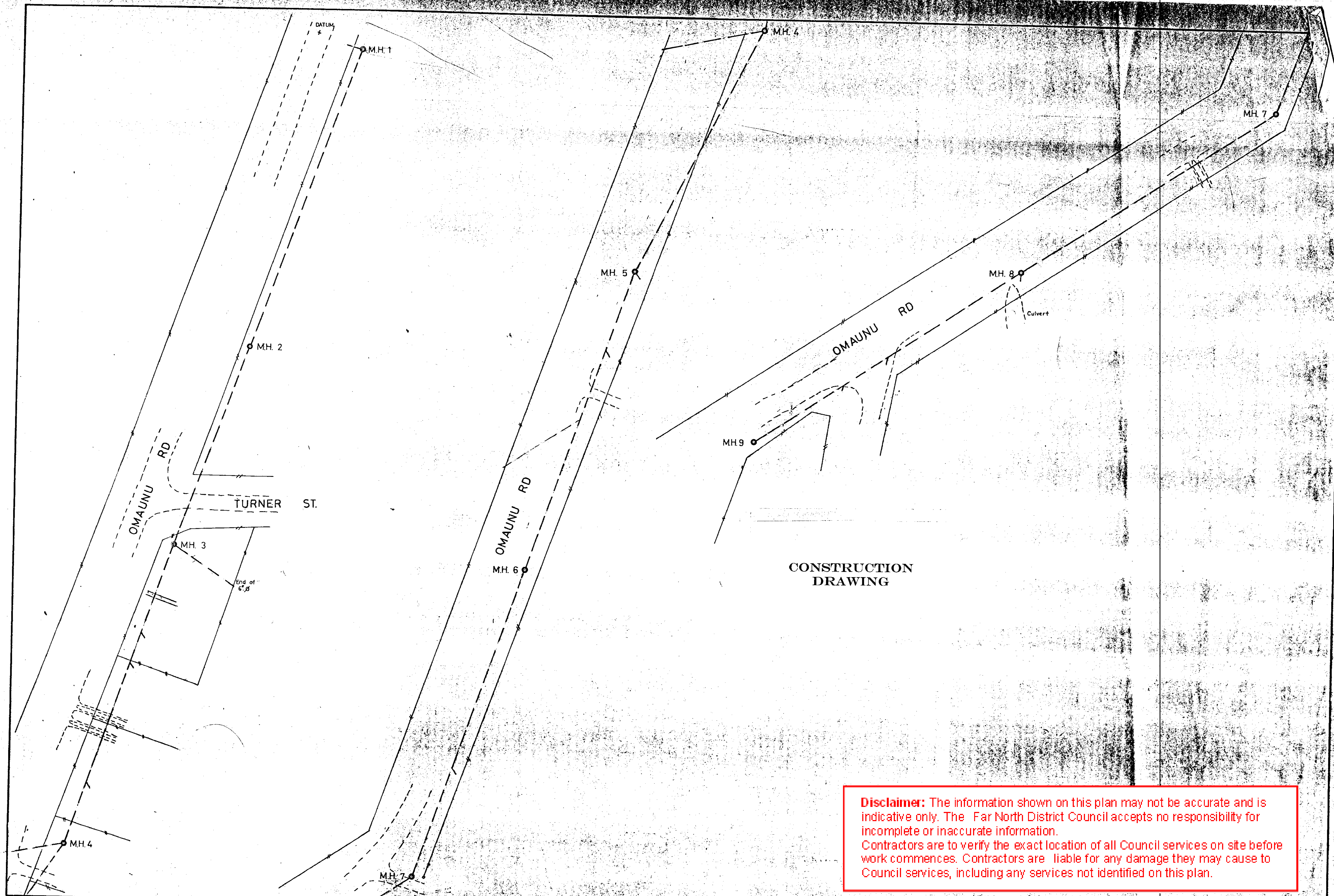
FAR NORTH
DISTRICT
COUNCIL

Duffill Watts King Ltd

**KAEO SANITARY SEWER
RETICULATION AS-BUILT PLAN**

REYBURN & BRYANT
SURVEYORS, PLANNERS, RESOURCE MANAGERS
7 SELWYN AVENUE, WHANGAREI
P.O. BOX 181
PHONE 09 4383553 FAX 09 4380261

JOB No: 4255
SHEET 3 OF 3 SHEETS
ORIGINAL
SCALE: 1 : 2500



CONSTRUCTION
DRAWING

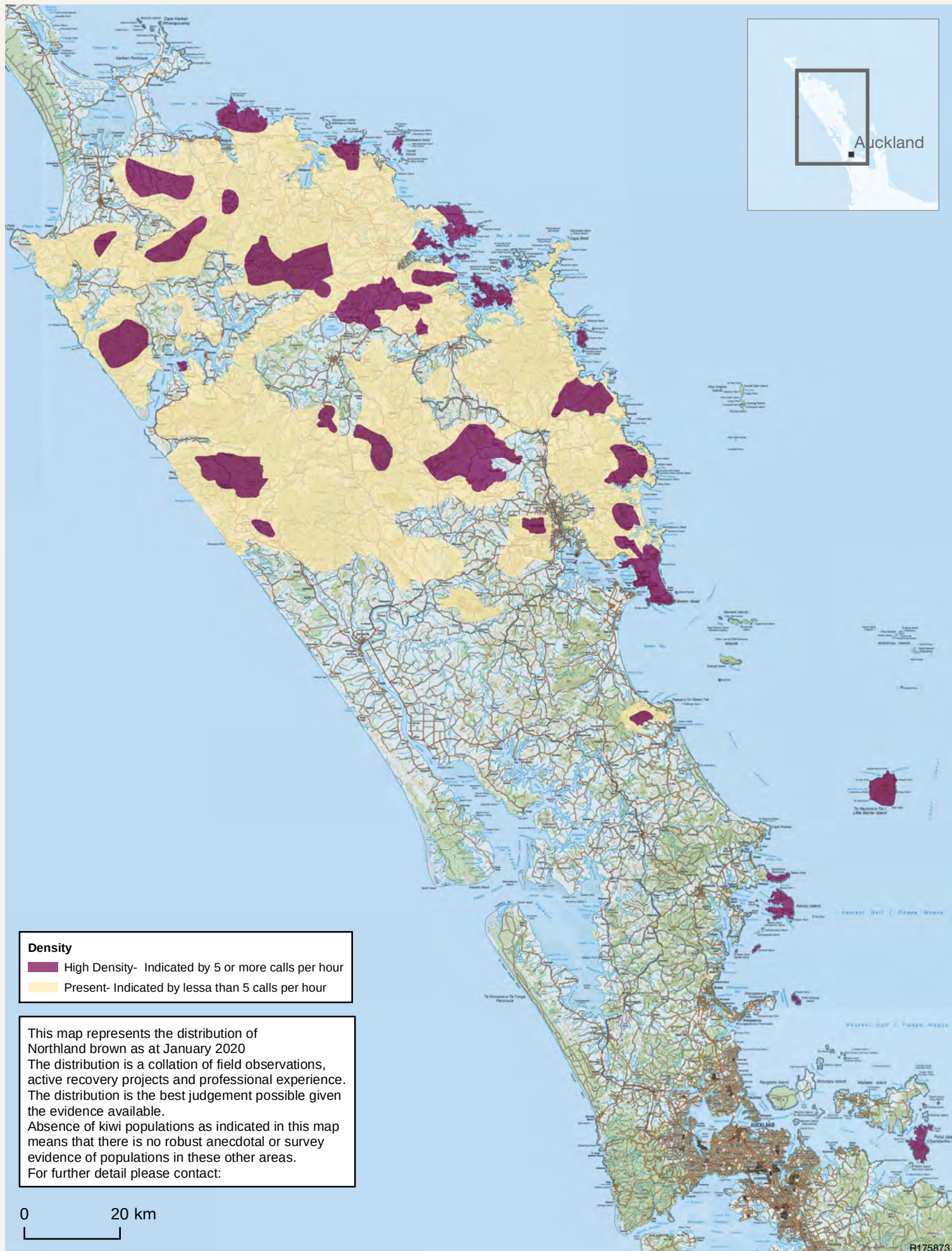
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PREPARED FOR
WHANGAROA COUNTY COUNCIL

PROPOSED SEWER RETICULATION FOR KAEO TOWNSHIP & WHANGAROA HOSPITAL



DATE April '75	SCALE 40ft. to 1 in.	2863
CONSULTING ENGINEERS		
McIntock, McElrea & Penny		
77 Parrell Road Auckland 1		
504 Mohole Road Auckland 10		
Phone 32-071		Phone 488-001



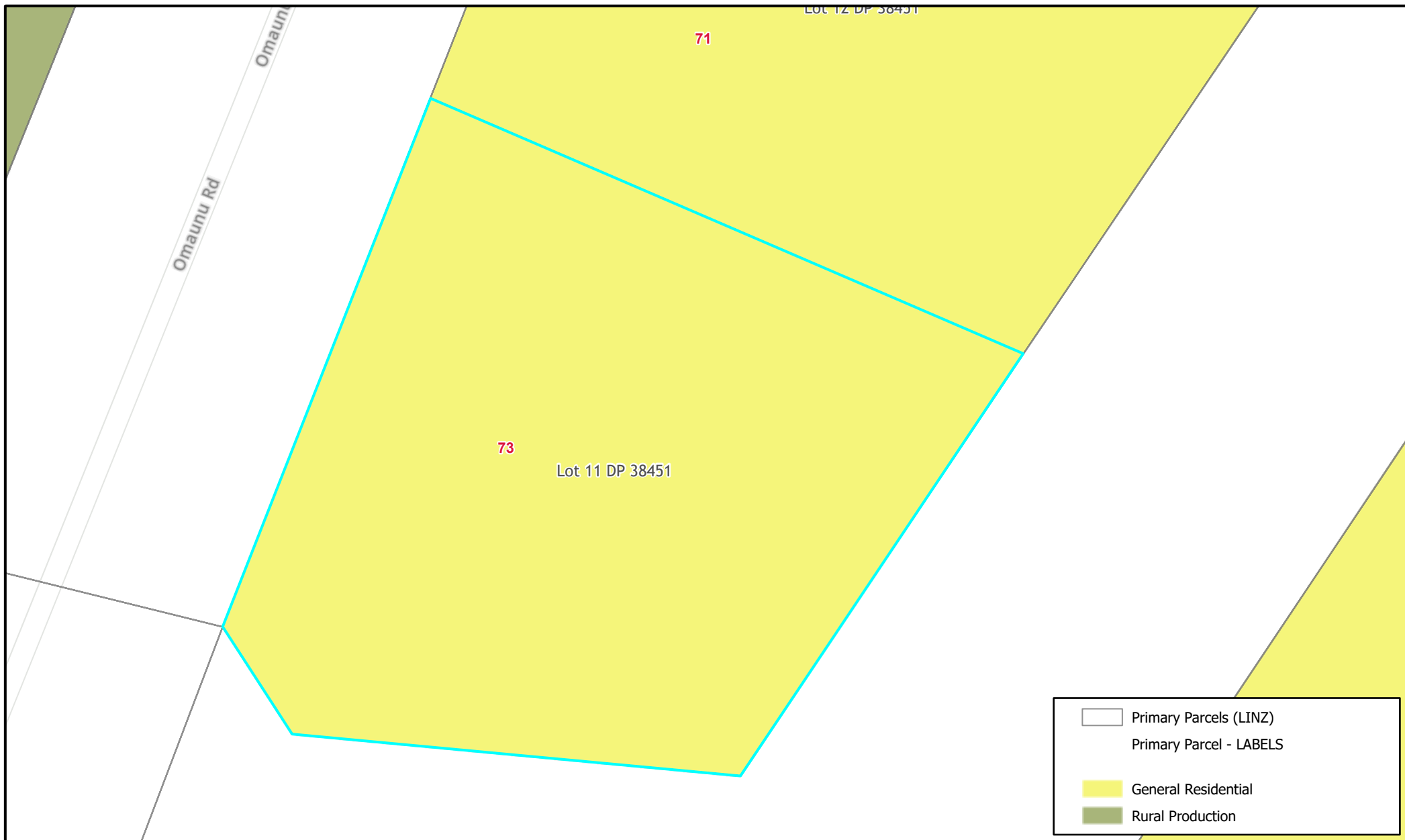
High density kiwi and kiwi present areas

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.



General residential zone

Overview

The Far North District contains a mix of diverse communities and urban centres, a number of which are located within the coastal environment and/or have identified cultural and historic heritage values. The General Residential zone represents those areas where there is an expectation of higher density residential development, compared to the rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure.

To support urban sustainability and affordable infrastructure the General Residential zone seeks to consolidate growth where it can around urban centres. The aim is to provide for a variety of housing typologies and sizes that contribute to the vibrancy and viability of those centres, as well as ensuring efficient use of the investment Council makes in infrastructure and services.

In providing for growth over the medium term, and looking out to the longer term, the District Plan provides for a combination of increased density within the existing General Residential zone as well as re-zoning for more intensive residential use in areas where there is adequacy and capacity of available development infrastructure or where it is programmed in the Long Term Plan or 30 Year Infrastructure Strategy.

Council has a responsibility under the RMA, and takes direction from the RPS, to ensure that there is sufficient land available for housing to meet the future demands of the district, that development is in the right location and there is adequacy and capacity of available or programmed development infrastructure.

Objectives	
GRZ-O1	The General Residential zone provides a variety of densities, housing types and lot sizes that respond to: - housing needs and demand; - the adequacy and capacity of available or programmed development infrastructure; - the amenity and character of the receiving residential environment; and - historic heritage.
GRZ-O2	The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while creating well-functioning urban environments.
GRZ-O3	Non-residential activities contribute to the wellbeing of the community while complementing the scale, character and amenity of the General Residential zone.
GRZ-O4	Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.
GRZ-O5	Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.
GRZ-O6	Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.

Policies	
GRZ-P1	Enable land use and subdivision in the General Residential zone where: - there is adequacy and capacity of available or programmed development infrastructure to support it; and - it is consistent with the scale, character and amenity anticipated in the planned residential environment.
GRZ-P2	Enable a range of residential developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.
GRZ-P3	Enable non-residential activities that: - do not detract from the vitality and viability of the Mixed Use zone; - support the social and economic wellbeing of the community; - are of a residential scale; and - are consistent with the scale, character and amenity of the General Residential zone.
GRZ-P4	Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages where they: complement the character and amenity values of the surrounding area, whilst recognising that

	delivering a range of housing and care options may mean different densities provided within a retirement village development; b. do not adversely affect road safety or the efficiency of the transport network; and c. d. can be serviced by adequate development infrastructure.
GRZ-P5	Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.
GRZ-P6	Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.
GRZ-P7	Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the General Residential zone: a. consistency with the scale, design, amenity and character of the planned residential environment; b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance; c. opportunities for connectivity, within and between developments, public open space, services and facilities; d. for residential activities: i. provision for outdoor living space; ii. privacy for adjoining sites; iii. access to sunlight; e. for non-residential activities: i. scale and compatibility with residential activities; ii. hours of operation ; f. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts; g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including: i. opportunities for water sensitive design methods; ii. ability of the site to address stormwater and soakage; h. managing natural hazards; and i. 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 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.
2. This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities within the coastal environment. The Natural Character chapter and Coastal Environment chapter should be referred to in addition to this zone chapter.
3. Where a detached minor residential unit is established in accordance with the NES-DMRU, the provisions of that NES prevail over any inconsistent District Plan rule.

GRZ-R1	New buildings or structures and relocated buildings or extensions or alterations to an existing buildings or structures	
General Residential zone	Activity status: Permitted Where: PER-1 The new building or structure and relocated buildings or extension or alteration to an existing building or structure, will accommodate a permitted, controlled, restricted discretionary or discretionary 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
		Activity status where compliance not achieved with PER-1 or PER-3: Discretionary

	PER-2 The new building or structure and relocated buildings or extension or alteration to an existing building or structure complies with standards: GRZ-S1 Maximum height; GRZ-S2 Height in relation to boundary; GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); GRZ-S4 Façade; GRZ-S5 Outdoor living space; and GRZ-S6 Outdoor storage. PER-3 The building or structure and relocated buildings, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.	
GRZ-R2	Impermeable surface coverage	
General Residential zone	Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 50%. PER-2 Where a connection to Council's reticulated stormwater system is not available the stormwater must be disposed of within the site. NOTE: - Where a development is utilising more than one site, including for multi-unit development or retirement villages, the percentage coverage must be calculated over the gross site area of all affected sites. - An engineering / site suitability report is required to determine compliance with these standards	Activity status where compliance not achieved with PER-1 or PER-2: Restricted discretionary Matters of discretion are restricted to: - the extent to which landscaping or vegetation may reduce adverse effects of run-off; - the effectiveness of the proposed method for controlling stormwater on site; - 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 or downstream; and - whether water sensitive design methods and use of green spaces can be used; - any cumulative effects on total catchment impermeability; - natural hazard mitigation and site constraints; and - extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.
GRZ-R3	Residential activity (standalone residential units)	
General Residential zone	Activity status: Permitted Where: PER-1 The number of standalone residential units on a site does not exceed one; or PER-2 The minimum site area per residential unit is 600m². NOTE: This rule does not apply to a detached minor residential unit established in accordance with the NES-DMRU.	Activity status where compliance not achieved with PER-2: Restricted discretionary Where: RDIS-1: There are two residential units per site. Matters of discretion are restricted to: - The bulk, location, design and density of buildings; - balance of open space and buildings; and - the extent, quality and design of outdoor living areas; and - compatibility with the character of the area; and

		e. amenity effects on neighbouring properties; and f. provision for privacy between residential units and between sites; and g. landscaping; h. outdoor storage, including rubbish collection areas; and i. design of the access, car parking and service areas; and j. fencing.
		Activity status where compliance not achieved with PER-1 or RDIS-1: Discretionary
GRZ-R4	Visitor accommodation	
General Residential zone	Activity status: Permitted Where: PER-1 The visitor accommodation is within a residential unit or accessory building. PER-2 The occupancy does not exceed six guests per night. PER-3 The site does not share access with another site.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
GRZ-R5	Home business	
General Residential zone	Activity status: Permitted Where: PER-1 The home business is undertaken within: 1. a residential unit; or 2. an accessory building that does not exceed GFA of 40m². PER-2 There is no more than one full-time equivalent person engaged in the home business who resides off-site. PER-3 Unloading or loading of vehicles or the receiving of customers or deliveries only occur between: 1. 7am - 8pm Monday to Friday. 2. 8am - 8pm Weekends and public holidays.	Activity status where compliance not achieved with PER-2 and PER-3: Restricted discretionary Matters of discretion are restricted to: - scale, intensity and character of the business; - traffic generation, safety and access; - provision of parking; - noise, odour and dust; - disturbance and loss of privacy for surrounding sites; and - hours of operation. Activity status where compliance not achieved with PER-1: Discretionary
GRZ-R6	Educational facility	
General Residential zone	Activity status: Permitted Where: PER-1 The educational facility is within a residential unit or accessory building. PER-2 The number of students attending at one time does not exceed four, excluding those who reside onsite.	Activity status where compliance not achieved with PER-1 or PER-2: Restricted discretionary Matters of discretion are restricted to: - the character and appearance of the building(s) - the siting of the building(s), decks 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 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 educational facility activity could create reverse sensitivity effects on adjacent and surrounding residential activities; g. whether the layout of the development maintains the planned residential character of the surrounding area; h. any lighting or noise effects i. the frequency of the use, hours and days of operation and the number of people it can cater for; and j. any natural hazard affecting the site or surrounding area.
GRZ-R7	Supported residential care	
General Residential zone	Activity status: Permitted Where: PER-1 The supported residential care is within a residential unit or accessory building. PER-2 The number of occupants does not exceed six.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
GRZ-R8	Conservation activity	
General Residential zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
GRZ-R9	Multi-Unit Development	
General Residential zone	Activity status: Controlled Where: CON-1 1. The site area per multi-unit development is at least 600m²; 2. The number of residential units in a multi-unit development on a site does not exceed three; and 3. The site is not located in the GRZ — Kerikeri CON-2 The minimum net internal floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be: 1. 1 bedroom = 45m² 2. 2 bedroom = 62m² 3. 3 bedroom = 82m² Matters of discretion are restricted to: a. the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following. i. building intensity, scale, location, form and appearance; ii. location and design of parking and access; and	Activity status where compliance not achieved with CON-1 or CON2: Discretionary

	iii. location of outdoor living space in relation to neighbouring sites.	
GRZ-R10	Retirement village	
General Residential zone	Activity status: Restricted discretionary Matters of discretion are restricted to: - safe integration of vehicle and pedestrian access with the adjoining road network. - provision of landscaping and bunding, on-site amenity for residents, recreational facilities and stormwater systems. - residential amenity for surrounding sites in respect of outlook and privacy. - The effects arising from the quality of the interface between the retirement village and adjacent street and public spaces. - the benefits associated with provision of accommodation to meet the needs of the elderly.	Activity status where compliance not achieved: Not applicable
GRZ-R11	Community facility	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R12	Place of assembly	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R13	Emergency services facility	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R14	Activities not otherwise listed in this chapter	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R15	Industrial activity (excluding offensive trade)	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R16	Commercial activity not provided for as a permitted or restricted discretionary activity	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R17	Primary Production	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R18	Rural industry	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R19	Hospital	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

GRZ-R20	Offensive trade	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R21	Commercial composting	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R22	Community corrections activity	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R23	Cleanfill area or landfill, including managed fill	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
GRZ-S1	Maximum height	
General Residential zone	The maximum height of a building or structure, or extension or alteration to an existing building or structure is 8m above ground level. This standard does not apply to: a. Solar and water heating components not exceeding 0.5m in height on any elevation; or b. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or c. Satellite dishes and aerials not exceeding 1m in height and/or diameter on any elevation; or d. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation. NOTE: If a resource consent application is made for an infringement of GRZ-S1 and the proposed building or structure is: a. greater than 40 metres in height and within 1,000 metres of the Waipapakauri transmitter at Spains Road, Awanui, Part Lot 4 DP 43276; Then consultation will be required with Radio New Zealand to manage potential adverse electromagnetic coupling effects.	Where the standard is not met, matters of discretion are restricted to: a. the planned character and amenity of the surrounding built environment; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.
GRZ-S2	Height in relation to boundary	
General Residential zone	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: 1. 55 degrees at 2m above ground level at the northern boundary of the site; 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. Except where the site boundary adjoins a lawfully established accessway or access lot serving a rear site, the measurement shall be taken from the furthest boundary of the accessway or access lot.	Where the standard is not met, matters of discretion are restricted to: a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard mitigation and site constraints.

	This standard does not apply to: a. Solar and water heating components not exceeding 0.5m in height on any elevation; or b. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or c. Satellite dishes and aerials not exceeding 1m in height and/or diameter on any elevation; or d. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or e. A building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m.	
GRZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
General Residential zone	The building or structure, or extension or alteration to an existing building or structure must be set back at least 1.2m from all site boundaries, except that: 1. the setback must be at least 3m measured from a road boundary, 2. for a boundary adjoining a rail corridor, the setback must be at least 3m from the KHR designation boundary. This standard does not apply to: a. fences or walls no more than 2m in height above ground level; or b. uncovered decks no more than 0.5m above ground level.	Where the standard is not met, matters of discretion are restricted to: a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; g. the impacts on existing and planned public walkways, reserves and esplanades; h. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and i. The safe and efficient operation of the rail network.
GRZ-S4	Façade	
General Residential zone	Solid fences between buildings on the site or any road, or public land can be up to 1.2m in height (or 1.8m in height if they are at least 50% visually permeable).	Where the standard is not met, matters of discretion are restricted to: a. the extent to which privacy is provide for residential units, while enabling opportunities for passive surveillance of public places; b. the extent to which shading and visual dominance effects to immediate neighbours and the street are minimised; and c. screening, planting and landscaping on the site.
GRZ-S5	Outdoor living space	
General	1. Each residential unit must have an exclusive	Where the standard is not met, matters of

Residential zone	outdoor living space: - of at least 40m² at ground level with a minimum dimension of 5m; or - at least 8m² (with a minimum dimension of 2m) where the residential unit is not on the ground floor. - Each minor residential unit must have an exclusive outdoor living space: - Of at least 20m² at ground level with a minimum dimension of 3m; or - At least 8m² (with a minimum dimensions of 2m) where the residential unit is not on the ground floor. - The outdoor living space must: - be directly accessible from a habitable room in the residential unit; - be free of buildings, storage, parking spaces and manoeuvring areas; and - be oriented to the north, east or west side (or a combination) of the residential unit. NOTE 1: Outdoor living space includes decks which are open on at least two sides and covered/partially covered with a roof. NOTE 2: This standard does not apply to GRZ — R10 retirement villages	discretion are restricted to: - the provision of sufficient outdoor living space; - the residential amenity for the occupants of the residential unit; - accessibility and convenience for residents; - alternative provision of outdoor living space, such as proximity to accessible public open space; - the provision of adequate access to sunlight on the outdoor living space throughout the year; and - topographical or other site constraints making compliance with the standard impractical.
GRZ-S6	Outdoor storage	
General Residential zone	Any outdoor area used for storage or stockpiling must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land.	Where the standard is not met, matters of discretion are restricted to: - the planned streetscape and amenity of the surrounding area; - the planned amenity of adjoining properties; - screening, planting and landscaping; and - topographical or other site constraints making compliance with the standard impractical.

Subdivision

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 (NESCS), unless it can be demonstrated that the NESCS does not apply to the application site.

Council has a responsibility under the RMA, NPS-HPL 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 protect highly productive land from inappropriate subdivision and provide for the economic, social and cultural wellbeing 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: - achieves the objectives of each relevant zone, precinct, development area, overlay and the district wide provisions; - contributes to the existing or planned 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 recognises and provides for the protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, wetland, lake and river margins, areas of significant indigenous vegetation and significant habitats of indigenous fauna, Sites and Areas of Significance to Māori, and Historic Heritage.
SUB-O3	Infrastructure is planned to service the proposed subdivision and development where: - there is existing infrastructure connection, infrastructure is provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and - where no existing connection is available infrastructure is planned and connections made with the wider infrastructure network.
SUB-O4	Subdivision is accessible, connected, and integrated with the surrounding environment including by providing for: - safe transport connections including active modes of public transport where practicable; - new, and connection to existing public open spaces; - esplanade where land adjoins the coastal marine area; and - esplanade where land adjoins other qualifying waterbodies.

SUB-O5	Subdivision protects the long-term availability and productive capacity of highly productive land by avoiding inappropriate subdivision that would compromise its use for farming and forestry activities.
SUB-O6	Subdivision occurs in a sequenced and coherent manner in locations and at a rate that enables growth and development to be supported by additional infrastructure.

Policies	
SUB-P1	Enable boundary adjustments that: - do not alter: - the degree of non-compliance with District Plan rules and standards; - the number and location of any access; and - the number of certificates of title.
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: - are consistent with the planned environment of the zone or precinct; - comply with the minimum allotment sizes for each zone or precinct; - have an adequate size and appropriate shape to contain a building platform; and - have legal and physical access.
SUB-P4	Manage subdivision design and layout in the General Residential, Mixed Use, Medium Density Residential, Town Centre and Settlement zone to provide for safe, connected and accessible environments by: - minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; - avoid cul-de-sac development unless the site or the topography prevents future public access and connections; - providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; - contributing to a well connected transport network that safeguards future roading connections; - maximising accessibility, (including for emergency response) and connectivity by creating walkways, cycleways and an interconnected transport network; and - providing additional infrastructure where required.
SUB-P5	Require infrastructure to be provided in an integrated and comprehensive manner by: - demonstrating that the subdivision will be appropriately serviced (including telecommunications) and integrated with existing and planned infrastructure if available; and - ensuring that the infrastructure is provided in accordance with the planned environment of the zone.
SUB-P6	Require the vesting of esplanade reserves or esplanade strips when subdividing to specific allotment sizes land adjoining the coast or other qualifying waterbodies.
SUB-P7	Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision: - will protect areas of significant indigenous vegetation, significant habitats of indigenous fauna or natural inland wetlands in perpetuity; - Provides a management plan which results in superior environmental outcomes, including through, where relevant: - the protection of natural character, landscape, amenity, heritage or cultural values; and/or - the restoration, enhancement and legal protection of indigenous biodiversity; or - is around an existing residential unit.
SUB-P8	Avoid subdivision that: - within the Horticulture Precinct, is not provided for in PREC2-P5; - in all other parts of the Rural Production zone: - results in any potential cumulative loss of the availability or productive capacity of highly productive land for use by farming or forestry activities; - cannot demonstrate that the proposed lots will retain the overall productive capacity of highly productive land over the long term; - fragments land into parcel sizes that are no longer able to support farming or forestry activities in accordance with RPROZ-P6(c); - Results in rural lifestyle subdivision unless provided for in SUB-P7.
SUB-P9	Restrict rural residential subdivision in the Rural Lifestyle zone unless the development provides a management plan which results in superior environmental outcomes, including through, where relevant: - The protection of natural character, landscape, amenity, heritage, or cultural values; and/or - The restoration, enhancement and legal protection of indigenous biodiversity.
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	Consider the following matters where relevant when assessing and managing the effects of subdivision: - the potential for reverse sensitivity effects that would prevent or adversely affect activities already established on land from continuing to operate; - consistency with the scale, density, design and character of the environment and purpose of the zone; - the location, scale and design of buildings and structures; - 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; - managing natural hazards; - any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and - any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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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 *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
- Subdivision of land within the Treaty Settlement Overlay is subject to the subdivision rules and standards for the underlying zone
- Where a site has a split zoning the more restrictive rules relating to minimum allotment sizes will apply.
- 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.
- A boundary adjustment or subdivision that occurs wholly outside the Natural Open Space Zone and does not create or alter a boundary within land zoned Natural Open Space, shall be assessed under the subdivision rules of the zone(s) in which the boundary adjustment or subdivision occurs.

SUB-R1	Boundary adjustments	
All zones (except Open Space zones, Moturoa Island zone, and Airport zone)	Activity status: Controlled Where: CON-1 The boundary adjustment complies with standards: SUB-S1 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;	Activity status where compliance not achieved with CON-1: Restricted discretionary Matters of discretion are restricted to: - matters of any infringed standard; and - any relevant matters of control.
	CON-2 The boundary adjustment does not: - alter the ability of existing activities to continue to be permitted under the rules and standards in this District Plan; - alter the degree of non-compliance with zone or district wide standards; - alter the number and location of any access; and	Activity status where compliance not achieved with CON-2 and CON-3: Discretionary

	4. increase the number of certificates of title. CON-3 The boundary adjustment complies with standard: SUB -S8 Esplanades. Matters of control are limited to: 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; and g. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. 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.	
Natural Open Space zone Open Space zone Sport and Active Recreation zone Moturoa Island zone Airport zone	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	Activity status: Controlled Matters of control are limited to: 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	Activity status where compliance not achieved: Not applicable

	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. effects on notable trees within or adjoining the site; and i. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. 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.	
SUB-R3	Subdivision of land to create a new allotment	
Rural Production zone	Activity status: Controlled	Activity status where compliance not achieved with CON-1: Restricted discretionary
Rural	Where:	
	CON-1	Matters of discretion are restricted to:

Lifestyle zone	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; and SUB-S7 Easements for any purpose. CON-2 The subdivision complies with standards: SUB-S1 Minimum allotment sizes (except subdivision under SUB-R3 CON-3 below); and SUB-S8 Esplanades. CON-3 Except where there is a Precinct or Development Area overlay subdivision around an existing residential unit in the Rural Production zone where: 1. The residential unit has been legally established or building consent granted on or before the 24 June 2026; 2. one rural lifestyle allotment is created; 3. allotment size is between 2000m²-2ha; and 4. Balance allotment is a minimum of 40ha in size. Matters of control are limited to: 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. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray; and h. where relevant, measures to provide for active transport, protected cycleways and for walking. 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.	a. matters of any infringed standard; and b. any relevant matters of control.
Rural Residential zone		Activity status where compliance not achieved with CON-2: Discretionary
General Residential zone		Where: DIS-1 1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved.
Kororāreka Russell Township zone		Activity status where compliance not achieved with DIS-1: Non-complying
Settlement zone		Activity status where compliance not achieved with CON-3 (4): Discretionary
Mixed Use zone		Where:
Light Industrial zone		DIS-2 1. The balance allotment is greater than 8ha in size
Heavy Industrial zone		Activity status where compliance not achieved with CON -3 (1,2,3) or DIS-2: Non-complying
Horticulture Processing zone		
Hospital zone		
Medium Density Residential zone		
Town Centre zone		
Orongo Bay zone	Activity status: Controlled Where: CON-1: The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal;	Activity status where compliance not achieved with CON-1: Restricted discretionary Matters of discretion are restricted to: a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3.

	SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose. CON-2 The subdivision complies with standard: SUB-S8 Esplanades. CON-3 The subdivision complies with the following table: <table><tr><td>Orongo Bay zone</td><td> - the minimum lot sizes are: 3,000m² (onsite sewerage disposal); 1,000m² (reticulated sewerage disposal); - the subdivision is part of an approved Comprehensive Development Plan; and - Maximum number of separate titles created shall not exceed seven. </td></tr></table> Matters of control are limited to: a. Matters on control in SUB-R3.	Orongo Bay zone	- the minimum lot sizes are: 3,000m² (onsite sewerage disposal); 1,000m² (reticulated sewerage disposal); - the subdivision is part of an approved Comprehensive Development Plan; and - Maximum number of separate titles created shall not exceed seven.	Activity status where compliance not achieved with CON-2: Discretionary Activity status where compliance not achieved with CON-3: Non-complying
Orongo Bay zone	- the minimum lot sizes are: 3,000m² (onsite sewerage disposal); 1,000m² (reticulated sewerage disposal); - the subdivision is part of an approved Comprehensive Development Plan; and - Maximum number of separate titles created shall not exceed seven.			
Carrington Estate zone	Activity status: Controlled Where: CON-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. CON-2 The subdivision complies with standard: SUB-S8 Esplanades. CON-3: The subdivision is a Unit title subdivision of the accommodation units and lodge/golf club complex, as identified in the Carrington Estate Development Plan. Matters of control are limited to: a. Matters on control in SUB-R3	Activity status where compliance not achieved with CON-1: Restricted discretionary Matters of discretion are restricted to: a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3. Activity status where compliance not achieved with CON-2: Discretionary Activity status where compliance not achieved with CON-3: Non-complying		
Māori Purpose zone Tapuaetahi Precinct	Activity status: Controlled Where: CON-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. CON-2 The subdivision complies with standards: SUB-S1	Activity status where compliance not achieved with CON-1 or CON-2: Discretionary		

	Minimum allotment sizes Matters of control are limited to: a. Matters on control in SUB-R3	
Kauri Cliffs zone	Activity status: Restricted discretionary Where: RDIS-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. RDIS-2: The subdivision is within the Golf Living subzone and: 1. no greater than 60 new lots for residential purposes are created; 2. no lot is less than 500m² in area; 3. on-site treatment and disposal of wastewater is provided for; 4. defined building platforms, identified through a professional landscape assessment, are specified; and 5. a landscape planting and management plan is provided with the application with the main purpose of the plan to integrate development into the surrounding property and wider landscape context. Matters of discretion are restricted to: 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; d. the effect on adjoining activities; e. the measures proposed for the implementation and ongoing management of planting within the subdivision; f. the matters in CE-P9; g. the stability of land, buildings and infrastructure; h. serving and infrastructure requirements; and i. design of the lot layout and building selection to reduce adverse visual effects, including by clustering development and being setback from high points and major ridges. 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.	Activity status where compliance not achieved with RDIS-1 or RDIS-2: Discretionary
Haruru Development Area	Activity status: Restricted discretionary Where: RDIS-1 The subdivision complies with standards: SUB-S3 Water supply;	Activity status where compliance not achieved with RDIS-1: Discretionary Activity status where compliance not achieved with RDIS- 2, RDIS-3, RDIS-4, RDIS-5: Non-complying

	SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose; RDIS-2 Where subdivision is in accordance with the approved Haruru development plan submitted with the first application for the site in accordance with DEV1-S2 1. RDIS-3 Where the subdivision complies with standard: DEV1-S2 Special Information requirements. RDIS-4 There is no more than 5 allotments within the Haruru development area. RDIS-5 The allotments are outside the High Natural character area overlay.	
Māori Purpose zone Ngawha Innovation and Enterprise Park zone Waitangi Estate zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
Open space zones Moturoa Island zone Quail Ridge zone Airport zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SUB-R4	Subdivision that creates a private accessway	
All zones	Activity status: Controlled Where: CON -1 A private accessway serves a maximum of 8 allotments. CON-2 Where a subdivision serves 9 or more allotments, access shall be by public road.	Activity status where compliance not achieved with CON-1 and CON-2: Discretionary NOTE: The transport chapter may apply and needs to be addressed.
SUB-R5	Subdivision around an approved residential development	
General Residential zone	Activity status: Controlled Where:	Activity status where compliance not achieved with CON-1: Restricted discretionary

Medium Density Residential zone	CON-1 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. CON-2 Subdivision complies with standard: SUB-S8 Esplanades CON-3 The residential development (excluding minor residential units) has already been constructed or the subdivision is proposed around a residential development that has been approved by way of resource consent. Matters of control are limited to: - 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; - adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. 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.	Matters of discretion are restricted to: - matters of any infringed standard; and - any relevant matters of control in SUB-R5.
		Activity status where compliance not achieved with CON-2: Discretionary
		Activity status where compliance not achieved with CON-3: Non-complying
SUB-R6	Environmental benefit subdivision	
Rural Production zone	Activity status: Restricted discretionary Where: RDIS-1 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; and SUB-S8 Esplanades. RDIS-2 The Environmental benefit subdivision complies with	Activity status where compliance not achieved with RDIS-1, RDIS-2, RDIS-3, RDIS-4, RDIS-5 and RDIS-6: Discretionary
		Activity status where compliance not achieved with RDIS-7 (2): Discretionary Where: DIS-1 The balance allotment is greater than 8ha in size.
		Activity status where compliance not achieved with RDIS-7 (1), DIS-1 or RDIS-8: Non-complying

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 inland 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-3

Each separate area of indigenous vegetation, indigenous habitat or natural inland 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-4

All of an area of indigenous vegetation, indigenous habitat or natural inland wetland assessed as significant under RDIS-2 contained within the individual Record of Title is protected.

RDIS-5

The subdivision proposes to protect all areas of indigenous vegetation, indigenous habitat or natural inland wetland by way of a conservation covenant pursuant to the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977.

RDIS-6

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. Monitoring and reporting measures;
3. Ongoing pest plant and animal control; and
4. Any enhancement or edge planting required within the covenant area.

RDIS-7

All proposed new environmental allotments are to be:

1. A minimum size of 1ha in area; and
2. The balance lot must be greater than 40ha.

RDIS-8

	This rule has not been used previously to gain an additional subdivision entitlement. Matters of discretion are restricted to: - subdivision design and layout and proximity to the significant indigenous vegetation, significant indigenous habitat or natural inland 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; - 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 - any relevant objectives and policies in the Ecosystems and Indigenous Biodiversity Chapter are met. 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.	
SUB-R7	Management plan subdivision	
Rural Production zone Rural Lifestyle zone	Activity status: Discretionary Where: DIS-1 - 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 1ha Rural Lifestyle zone; and - The application contains the information listed in APP3- Subdivision management plan criteria.	Activity status where compliance not achieved with DIS-1: Non-complying
Note: Rules SUB-R8 — SUB-R23 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	Activity status: Controlled Where: CON-1	Activity status where compliance not achieved with CON-1: Discretionary

	The proposed 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 instability. Matters of control are limited to: - 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.	
SUB-R9	Subdivision of site within 32m of the centre line of a Critical Electricity Line Overlay	
All zones	Activity status: Controlled Where: CON-1 Proposed building platforms identified for each allotment can accommodate a building(s) that comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) (except where the allotments are for roads, esplanades, accessways and infrastructure) Matters of control are limited to: - the safe and efficient operation and maintenance of the electricity supply network; - the location of any future building platform and access as it relates to the critical electricity line; - effects on access to critical electricity lines and associated infrastructure for inspections, maintenance and upgrading purposes; - the extent to which the subdivision design allows for any future sensitive activity and associated buildings to be setback from the critical electricity line; - the mature size, growth rate, location, and fall zone of any associated tree planting; - including landscape planting and shelterbelts; - compliance with NZECP 34: 2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; - effects on public health and safety; and - the outcome of any consultation with the owner and operator of the potentially affected infrastructure.	Activity status where compliance not achieved with CON-1: Discretionary
SUB-R10	Subdivision of a site within the National Grid Subdivision Corridor	
All zones	Activity status: Restricted discretionary Where: 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). Matters of discretion are restricted to: The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New	Activity status where compliance not achieved with RDIS-1: Non-complying

	Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001); b. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for physical vehicle access to existing transmission lines and support structures for maintenance, inspections and upgrading; c. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms. d. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines; e. The nature and location of any proposed vegetation to be planted within the National Grid Yard; f. The outcome of any consultation with, and technical advice from, Transpower; and g. The extent to which the subdivision plan clearly identified the National Grid and proposed building platforms.	
SUB-R11	Subdivision of a site within flood hazard areas	
All zones	Activity status: Restricted discretionary Where: RDIS -1 1. Building platforms are located wholly outside the spatial extent of the 1 in 100 year flood hazard area; 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; and 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. Matters of discretion are restricted to: 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,	Activity status where compliance not achieved with RDIS-1: Non-complying

	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.	
SUB-R12	Subdivision of a site within coastal hazard areas	
All zones	Activity status: Restricted discretionary Where: RDIS-1 All building platforms and associated access for each allotment are located wholly outside the spatial extent of the Coastal Hazard Area. Matters of discretion are restricted to: - 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.	Activity status where compliance not achieved with RDIS-1: Non-complying
SUB-R13	Subdivision of a site within a heritage area overlay	
All zones All Heritage Area overlays	Activity status: Restricted discretionary Matters of discretion are restricted to: - 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.	Activity status where compliance not achieved: Not applicable
SUB-R14	Subdivision of a site that contains a scheduled heritage resource	
All zones	Activity status: Restricted discretionary Matters of discretion are restricted to: - 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,	Activity status where compliance not achieved: Not applicable

	protect or enhance the associated heritage values; d. 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; e. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and f. provision of legal and physical access to any scheduled Heritage Resource within the subdivision 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: - 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 land within a mapped Land Drainage Area of Benefit	
All zones	Activity status: Restricted discretionary Where: RDIS-1 - Subdivision of land is within a mapped Land Drainage Area of Benefit; and - The subdivision of land may obstruct, divert or attenuate catchment flows or adversely affect the operation of a land drainage scheme. Matters of discretion are restricted to: - Effects on the operation and maintenance of land drainage infrastructure. - Effects on catchment flows and drainage capacity. - Effects on flood risk and the conveyance function of the land drainage scheme. - Effects on adjoining properties and the wider catchment. - Measures to avoid, remedy or mitigate adverse effects. - The adequacy of proposed measures to maintain	Activity status where compliance not achieved with RDIS-1: Not applicable

	drainage function. g. The extent to which the proposal supports the efficient and effective operation of the wider land drainage scheme. NOTE: This rule only applies where the subdivision of land may obstruct, divert or attenuate catchment flows or adversely affect the operation of a land drainage scheme. Technical advice from a stormwater engineer may be required to confirm whether this rule applies.	
SUB-R17	Subdivision of land within the mineral extraction zone	
Mineral Extraction zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R18	Subdivision creating one or more additional allotments 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 creating one or more additional allotments within wetland, lake and river margins	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R20	Subdivision creating one or more additional allotments within the Coastal Environment (excluding Outstanding Natural Character Areas)	
All zones (excluding Kauri Cliffs zone, Golf Living subzone and Haruru Development area)	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R21	Subdivision of land within 100m of a Mineral Extraction zone	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R22	Subdivision creating one or more additional allotments that contain highly productive land	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R23	Subdivision creating one or more additional allotments within Outstanding Natural Character Areas in the Coastal Environment	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

SUB-S1	Minimum allotment sizes		
Zone/Precinct	Controlled Activity	Discretionary Activity	
Rural Production	40ha	8ha	
Rural Residential	4,000m ²	2,000m ²	
Rural Lifestyle	2ha	1ha	

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 Precinct (applies in place of Rural Production minimum allotment size)	N/A	8ha
Settlement	3,000m ²	1,500m ²
Kororāreka Russell Township	1,000m ²	800m ²
Medium Density Residential	No minimum subdivision requirements around existing dwellings where no vacant allotment is created. Vacant allotment 300m ²	No minimum lot size. Subdivision creating allotments with a minimum net site area of 700m ² or greater
Town Centre	No minimum lot size	No minimum lot size
Tapuaetahi Precinct Area A	600m ²	N/A
Tapuaetahi Precinct Area B	3,000m ²	1,000m 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 Medium Density Residential zone Kororāreka Russell Township zone Settlement zone Rural Production zone	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 zones, or into an area that does not allow a building to be located.	
	Zone	Minimum dimensions
	General Residential, Kororāreka Russell Township, Settlement	14m x 14m
	Rural Production, Rural Lifestyle, Rural Residential	20m x 20m
	Medium Density Residential	8m x 15m
	Matters of discretion are restricted to: - 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; - allotment sizes and dimensions are sufficient for operational and maintenance requirements; - compatibility with the pattern of the surrounding subdivision, land use activities, and access arrangements (including emergency response access); - any physical constraints; and - whether a suitable alternative building platform can be provided.	

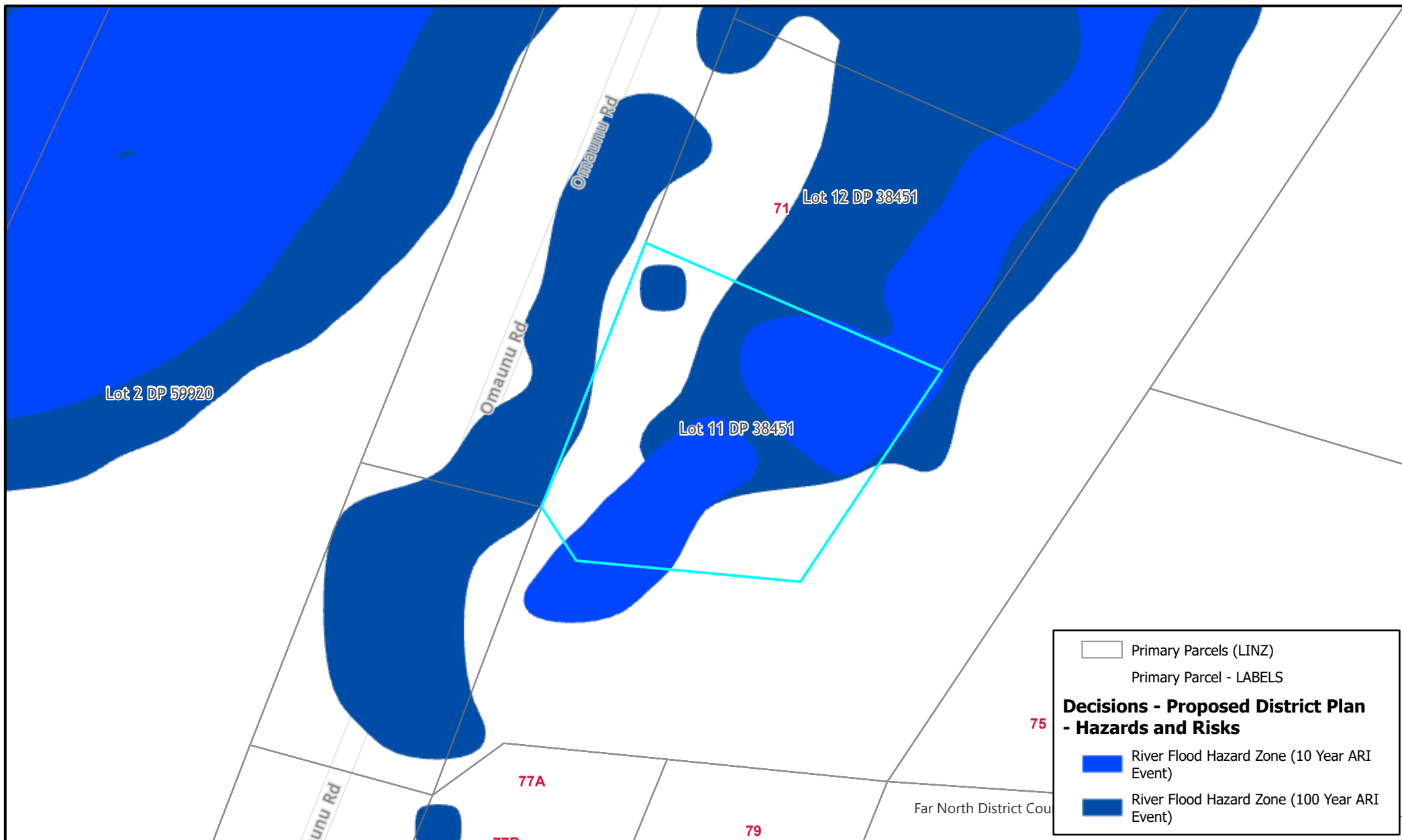
Rural Lifestyle zone		
Rural Residential zone		
SUB-S3	Water supply	
All zones	1. All new allotments shall have the ability to connect to a safe potable water supply with a capacity that is adequate for the anticipated potential land uses; 2. Where a connection to Council's reticulated water supply systems is available, all allotments must connect; 3. Where a connection to Council's reticulated water systems is not available all allotments shall be provided with a means to provide a water supply system; and 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. 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.	Matters of discretion are restricted to: 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	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. 2. The primary stormwater system is capable of conveying 10% AEP design storm events without surcharge; 3. The secondary stormwater system is capable of conveying the 1% AEP storm event within a defined path and without causing undue risk or damage to persons or property; 4. The stormwater system will not connect or be able to overflow to the wastewater network. 5. The primary, secondary and attenuation systems are designed to accommodate an additional 20% for climate change. 6. The stormwater system is designed and constructed for an asset life of at least 50 years.	Matters of discretion are restricted to: 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 water sensitive design methods; 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; f. adverse effects on the surrounding environment and neighbouring properties from the collection, treatment and disposal of stormwater; and g. The ability of the stormwater system to ensure that the peak discharge flow rates from the site are not increased beyond the levels that exist prior to the proposed subdivision and future land uses (except in circumstances where that is not appropriate). NOTE: Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Far

		North District Engineering Standards.
SUB-S5	Wastewater disposal	
All zones	1. Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; and 2. Where connection is not available, all allotments shall be provided with a means of collecting, treating and disposing of wastewater within the site area of the allotment. 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.	Matters of discretion are restricted to: - the method and adequacy of wastewater disposal where a Council owned reticulated system is not available; - the capacity of, and impacts on, the existing reticulated wastewater disposal system; - feasibility of connection to and logical extension of the existing reticulated wastewater networks; and - the location, capacity and environmental effects of the proposed wastewater disposal system. NOTE: Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Far North District Engineering Standards.
SUB-S6	Telecommunications and power supply	
General Residential zone Medium Density Residential zone Town Centre zone Kororāreka Russell Township zone Mixed Use zone Light Industrial zone Heavy Industrial zone Settlement zone Horticulture Processing Facility zone	Every new allotment (excluding any allotments for access, roads, network utilities or reserves) shall be provided with a connection, or easements to secure connection, to: - A reticulated electricity supply system at the boundary of the new allotment; and - Telecommunications services at the boundary of the new allotment, provided by: - An open access fibre network, where it is available to the boundary of each new lot; or - Where connection to an open access fibre network is not available, by a mobile/wireless, which includes satellite service; and - The applicant shall provide, with any subdivision consent application written confirmation from a telecommunication network operator confirming that a suitable connection can be made; and - At the time of subdivision, sufficient land for telecommunications, transformers, and any associated ancillary services must be set aside. For a subdivision that creates more than 15 lots, proof of consultation with the telecommunications network utility operators will be required.	Matters of discretion are restricted to : alternative provision of telecommunication and electricity supply.
SUB-S7	Easements for any purpose	
All zones	Easements shall be provided where necessary for: - public works and utility services; - easements in gross where a service or access is	Matters of discretion are restricted to: whether the easement is located appropriately for its purpose and users.

	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; and 5. The need for easements for any of the following purposes: a. accessways, whether shared or not; b. stormwater, wastewater disposal, water supply, utilities; c. party walls and floor/ceilings; and d. other utilities.	
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; or 3. A lake that is larger than 8 ha in size. An esplanade reserve or esplanade strip 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

Natural Hazards Section

Includes Northland
Regional Council Plain
Language Summary
and Technical Report
Details



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.

Natural hazards

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 Flood Hazards

Within areas of flooding mapped by the Northland Regional Council and included in the District Plan maps as follows:

River 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 Hazards

The coastal hazard rules are located in the Coastal Environment chapter in accordance with the National Planning Standards, while the provisions for other natural hazards are within this chapter. The Natural Hazards chapter consolidates all of the objectives and policies related to natural hazards, including coastal hazards.

Within areas of coastal erosion and coastal inundation mapped by the Northland Regional Council and included in the District Plan maps as follows:

Coastal Hazard Areas (including High Risk Coastal Hazard Area comprising of Coastal Flood Zone 1 and Coastal Erosion Zone 1)

- 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 2130 including 1.2 m sea level rise (RCP8.5M).
- Coastal Flood Zone 3 (CFHZ3) — extent of the 100-year ARI static water level at 2130 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 in the definition of "land susceptible to instability" in the Definitions.

Wildfire

Ensuring adequate water supplies are available for firefighting purposes, appropriate setbacks from vegetation and suitable access for firefighting.

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.

NOTE:

The mapping of hazard areas in the District Plan maps is based on the most-up-to date Northland Regional Council mapping when the District Plan was notified. A person may provide a more detailed site-specific assessment prepared by a suitably qualified and experienced engineer to confirm the extent, depth and flow characteristics of the river flood hazard and may also refer to any more recent mapping undertaken by the Northland Regional Council.

Objectives	
NH-O1	The risks from natural hazards to people, property, infrastructure and the environment 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: a. it has a functional or operational need to be located in that area; b. it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and c. 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: a. flooding; b. coastal erosion; c. coastal inundation; and d. land instability.
NH-P2	Consider the following matters, where relevant, when assessing natural hazard risk for land use and subdivision: a. the nature, frequency and scale of the natural hazard; b. not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site;

	c. the location of building platforms and vehicle access; d. the use of the site, including by vulnerable activities; e. 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; f. earthworks, including excavation and fill; g. location and design of infrastructure; h. activities that involve the use and storage of hazardous substances; i. aligning with emergency management approaches and requirements; j. whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; k. reduction of risk relating to existing activities; and l. whether the activity has a functional need or operational need to be within an identified natural hazard area and there is no practicable alternative location for the activity.
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	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: a. the nature, frequency and scale of the natural hazard; b. the temporary or permanent nature of any adverse effect; c. the type of activity being undertaken and its vulnerability to an event, including the effects of climate change; d. the consequences of a natural hazard event in relation to the activity; e. 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; f. 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; g. the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and h. the use of natural features and natural buffers to manage adverse effects.
River flood hazard	
NH-P6	Manage land use and subdivision in river flood hazard areas to protect the subject site and its development, and other property, by requiring: a. 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; b. 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; c. commercial and industrial buildings to be constructed so they will not be subject to material damage in a 1 in 100 year flood event; d. 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; e. 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; f. 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; g. 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 h. the provision of safe vehicle access within the site.
Coastal hazard	
NH-P7	Manage new land use and subdivision in coastal hazard areas so that: a. 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; b. new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless: i. there is no other suitable location available on the existing site; ii. hazard risks can be mitigated without the need for hard protection structures. c. where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that:

	i. the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and either ii. 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 iii. 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. d. hazard risk is not transferred to, or increased on, other properties; e. buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures; f. safe vehicle access within the site is provided; and g. services are located and designed to minimise the risk of natural hazards.
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.
Wildfire	
NH-P9	Manage land use and subdivision for vulnerable activities that may be susceptible to wildfire risk by requiring: a. setbacks from any contiguous scrub or shrubland, woodlot or forestry; b. access for emergency vehicles; and c. sufficient accessible water supply for firefighting purposes.
Infrastructure	
NH-P10	Provide for the operation, maintenance, and upgrading of existing infrastructure in identified natural hazard areas.
NH-P11	Allow the establishment of new infrastructure in identified natural hazard areas where: 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	Protect existing natural systems and features that buffer or protect development from the adverse effects of natural hazards by: 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	Consider new hard protection structures to protect existing development and existing and new infrastructure only where: 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: 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:

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.
2. Any application for a land use resource consent in relation to an area 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 performance standards and matters of discretion. Any application for a subdivision consent must additionally include an assessment of whether the area includes an area of land susceptible to instability.
3. Coastal hazard rules are located in the Coastal Environment Chapter.
4. The natural hazards rules in this chapter and the coastal hazard rules in the Coastal Environment Chapter do not apply to telecommunication facilities that are regulated activities under the Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NES-TF).

NH-R1	Maintenance, repair or upgrading of existing infrastructure, including structural mitigation assets	
River Flood hazard areas	Activity status: Permitted Where: PER-1 Any increase of footprint of the above ground infrastructure does not exceed 10m ² . PER-2 Any works to maintain, repair or upgrade infrastructure do not alter or divert an overland flow path. PER-3 Ground is reinstated to the equivalent state that existed prior to the works.	Activity status where compliance with PER-1 is not achieved: Restricted discretionary (refer Rule NH-R9) Activity status where compliance with PER-2 or PER-3 is not achieved: Restricted discretionary. Matters of discretion are limited to: a. the effects of the activity on overland flow paths and flooding on surrounding sites.
NH-R2	Extensions and alterations to existing buildings or structures	
River Flood hazard areas	Activity status: Permitted Where: 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 and relocated buildings in NH-R3- PER 1 and new buildings or structures and relocated buildings ancillary to farming activities in NH-R4 PER 1. 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.	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)
NH-R3	New buildings or structures and relocated buildings	
River Flood hazard areas	Activity status: Permitted Where: PER-1 The building or structure and relocated buildings is one of the following:	Activity status where compliance with PER-1, PER-2 or PER-3 is not achieved: Restricted discretionary (refer Rule NH-R7 for new buildings and Rule NH-R9 for new structures other than buildings)

	1. above ground buildings or structures with a GFA or 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. PER-2 The building or structure and relocated buildings is not located within or does not alter or divert an overland flow path. PER-3 The structure is a telecommunications pole, including any attached antennas, ancillary equipment or line.	
NH-R4	New buildings or structures and relocated buildings (excluding buildings used for a residential activity) ancillary to farming activity	
River Flood hazard areas	Activity status: Permitted Where: PER-1 The building or structure and relocated buildings has a GFA or footprint that is less than 110m². PER-2 The building or structure and relocated buildings is not located within the 1 in 10 Year River Flood Hazard Area. PER-3 The building or structure and relocated buildings does not alter or divert an overland flow path.	Activity status where compliance with PER1 or PER-2 or PER-3 is not achieved: Restricted discretionary Matters of discretion are restricted to: 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 or managed.
NH-R5	Wild fire - Buildings used for a vulnerable activity (excluding accessory buildings)	
All zones	Activity status: Permitted Where: PER-1 Any building used for a vulnerable activity (excluding accessory buildings) either: 1. is located on a site that has access to a fire hydrant where reticulated water supply is available; or 2. provides for water supply for firefighting purposes in accordance with the minimum water storage for non-reticulated water supply specified in Table 2 of SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. PER-2 Any building used for a vulnerable activity (excluding accessory buildings) that is not located within an urban zone is set back at least 20m from the dripline of any contiguous scrub or shrubland, woodlot or forestry.	Activity status where compliance not achieved with PER-1 or PER-2: Restricted discretionary Matters of discretion are restricted to: a. The availability of water for firefighting; 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; e. The extent and type of vegetation present; and f. The nature and density of any planting to reduce fire risk, including use of low flammability species.
NH-R6	Wild fire - extensions and alterations to buildings used for a vulnerable activity (excluding accessory buildings) that increase the GFA	
All zones	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-1 or PER-2: Restricted discretionary

	PER-1 Extensions or alterations that increase the GFA of a building used for a vulnerable activity (excluding accessory buildings) either: 1. are located on a site that has access to a fire hydrant where reticulated water supply is available; or 2. provide for water supply for firefighting purposes in accordance with the minimum water storage for non-reticulated water supply specified in Table 2 of SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. PER-2 Extensions or alterations that increase the GFA of a building used for a vulnerable activity (excluding accessory buildings) that is not located within an urban zone are set back at least 20m from the dripline of any contiguous scrub or shrubland, woodlot or forestry.	Matters of discretion are restricted to: a. The availability of water for firefighting; 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. f. The nature and density of any planting to reduce fire risk, including use of low flammability species.
NH-R7	New buildings, and extensions, and relocated buildings or alterations that increase the GFA of existing buildings (excluding buildings ancillary to farming activity)	
River Flood hazard areas	Activity status: Restricted discretionary Where: RDIS-1 New buildings for vulnerable activities, and extensions, and relocated buildings and alterations to existing buildings, for vulnerable activities are not located in a 1 in 10-year River Flood Hazard Area. RDIS-2 The finished floor level of: 1. any new building or extension and relocated building 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 must be at least 500mm above the maximum water level in a 1 in 100 year flood event; and 3. all other new buildings, or extensions and relocated buildings or alterations to existing buildings, must be at least 300mm above the maximum water level in a 1 in 100 year flood event. RDIS-3 The new, extended or altered building does not divert an overland flow path onto other properties. RIDS-4 The building complies with standard: NH-S1 Information requirements. Matters of discretion are limited to: a. 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; b. whether the works are likely to accelerate, worsen or result in material damage to that land, other	Activity status where compliance with RDIS-2, RDIS-3 or RDIS-4 is not achieved: Discretionary Activity status where compliance with RDIS-1 is not achieved: Non-complying

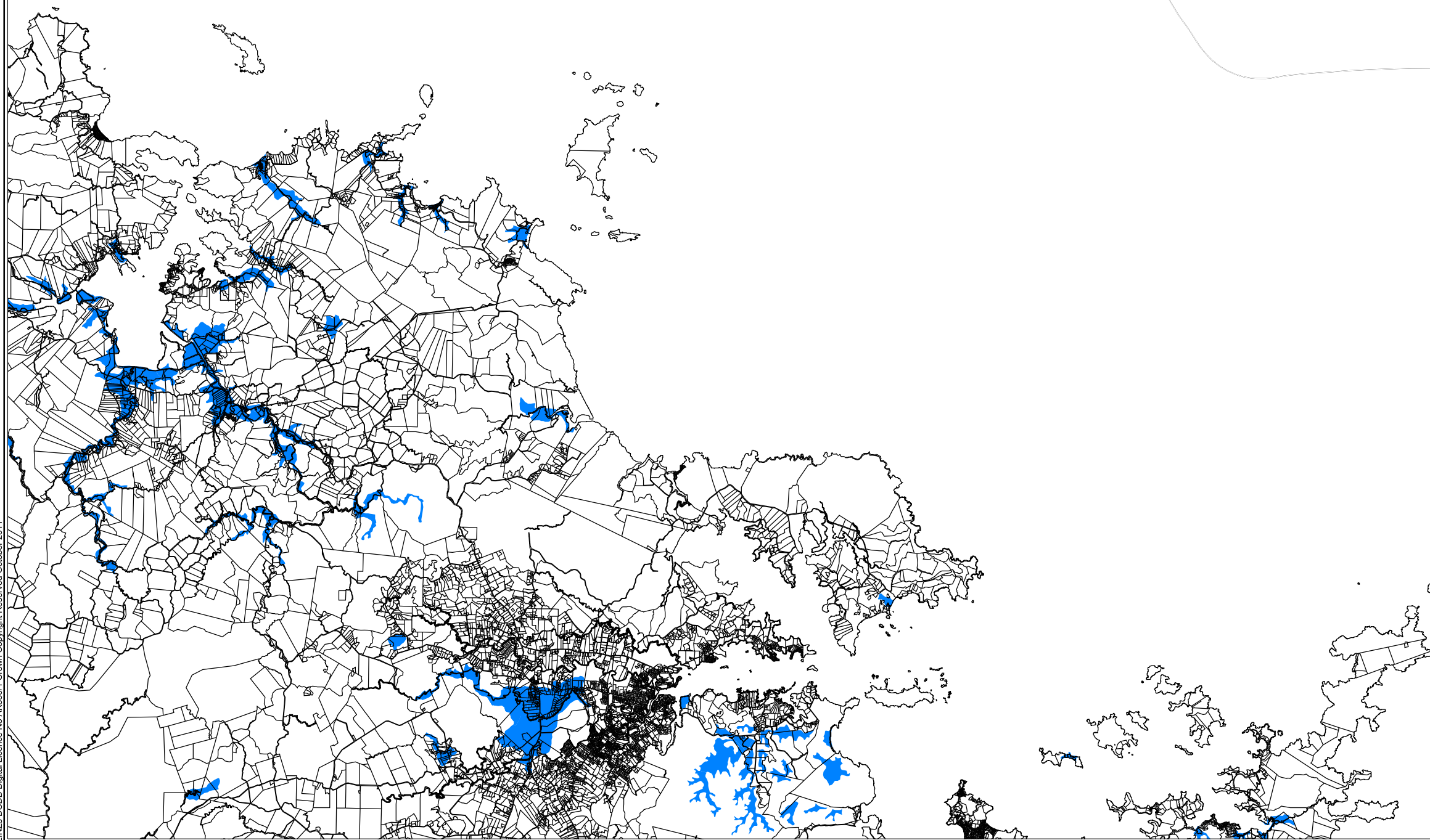
	land or any building or structure through inundation; c. the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites; d. the ability to relocate the building or structure or adapt to the flood hazard over 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 building or structure during a flood event; h. whether there is a functional or operational need for the building, structure or activity 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 buildings or structures to the effects of the hazard; and k. 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	
River flood hazard areas	Activity status: Restricted discretionary Where: 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. RDIS-2 The change of use complies with standard: NH-S1 Information requirements. Matters of discretion are restricted to: a. the nature and severity of the flood risk; b. the potential effects on the vulnerable activity, including on people and property, and mitigation of these effects; c. the resilience of the buildings to the effects of the hazard; and d. 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.	Activity status where compliance not achieved with RDIS-1 or RDIS-2: Discretionary
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)	
River flood hazard areas	Activity status: Restricted discretionary Where: RDIS-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	Activity status where compliance not achieved with RDIS-1 or RDIS-2: Discretionary

	beyond the site. RDIS-2 The structure or infrastructure complies with standard: NH-S1 Information requirements. Matters of discretion are restricted to: - 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; - 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 structure or infrastructure 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 structure or infrastructure during a flood event; - whether there is a functional or operational need for the structure or infrastructure 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 structure or infrastructure to the effects of the hazard; and - 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.	
NH-R10	New structural mitigation assets or increasing the footprint of existing structural mitigation assets	
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	
River flood hazard areas	Activity status: Discretionary	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 an area that is located within a mapped River Flood Hazard Area must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant performance standards and matters of discretion.	Activity status where compliance not achieved: Not applicable



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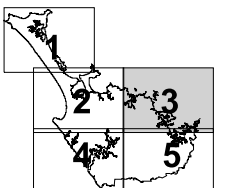
Notes:

The data from which these maps have been derived has been surveyed and recorded at a scale of 1:50,000. The maps should not be enlarged or used at a more detailed scale.

This map is **indicative** only. This map shows areas that are considered to be susceptible to flooding. Please check the Far North District Council Hazard Register (or contact the Northland Regional Council) for more accurate information.

Flooding

 Areas Susceptible to Flooding



Map Index

Map FL3



Far North District Plan - NRC Potential Flooding Maps



0 4 8 12 Km
Scale 1:200,000

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.

12.4 NATURAL HAZARDS

Morea Tuturu

Me ako tatou ki te noho ora ki waenganui i nga mahi morea - me ka whakarereketia te taiao, me ka kore tatou e tuku kino haere enei mahi morea.

Natural Hazards

Nature constantly challenges us to cope with natural hazards. Let us try to modify our environment only in ways that do not in themselves create further and greater hazards.

CONTEXT

Processes which form, shape and change the natural environment become natural hazards when in conflict with human activities or development. Accordingly, the key to managing the effects of natural hazards is risk assessment. In other words, the need for intervention must be judged relative to the risk posed by the natural hazard to human life, property and the environment.

Risk management depends firstly on the identification and quantification of the natural hazard, and secondly on mapping precisely land which “is or is likely to be” subject to natural hazards in relation to public and private property and assets. Coastal hazard mapping, for example, is an ongoing process requiring frequent revision of identified hazards as new techniques become available or risks are re-evaluated e.g. aerial photography providing better base data is made available or fresh forecasts of the effects of sea-level change alter the assessment of risk in a particular area. Safety factors representing uncertainties in the data are also incorporated in any risk assessment. Consequently, the Plan indicates the extent of the land likely to be affected by natural hazards in terms of the best information available at the time. It follows that there will always be a need to re-consider the risk arising from natural hazards when major changes in land use are mooted throughout the District.

In the Far North District three types of risk arising from natural hazards have been identified as requiring intervention.

First, coastal erosion and inundation in a number of coastal settlements is a problem e.g. Opononi-Omapere, Hihi, Coopers Beach. A planning horizon of 50 years has been adopted for those areas where, based on available data including current forecasts of Climate Change from an enhanced Greenhouse Effect, there is considerable certainty as to the extent and nature of the risk. These are identified as Coastal Hazard 1 Areas on the Coastal Hazard maps (**Maps CH 1 - 17**). Coastal Hazard 2 Areas (also shown on the Coastal Hazard maps) apply where the extent and nature of the risk is less certain and the planning period is 100 years. Again, current forecasts of Climate Change from an enhanced Greenhouse Effect have been taken into account. Both coastal hazard areas are subject to rules ensuring that human activity does not exacerbate the risks arising from natural hazards.

Second, parts of the District are vulnerable to flooding. Information about the susceptibility of the District to flooding is held by the Council on its hazard register. This information is used in connection with building consent applications and is included in Land Information Memoranda (LIMs). Ongoing information gathering and re-assessment of risk will improve the quality of information on the hazards register and will therefore increase its usefulness.

Third, the retention of indigenous vegetation and increased planting of exotic forests, allied with subdivision and development of rural living blocks, means that many houses are being built within, or very close to, large areas of inflammable trees. There is a significant risk of fire and therefore to life, property and the environment.

Activities such as excavation and filling, which may increase the risk of land instability or subsidence, are also subject to rules in this Plan (refer to **Section 12.3**).

Guarding against the effects of natural hazards is an individual as well as a Council responsibility. The Council has exercised this responsibility by sourcing information about hazards and using this information as the basis for the controls in the Plan. Improvements to the information will become available from time to time and will be used to update the controls. Individuals should be aware that the level of detail of the information that the Council has available for the whole District will never substitute for a detailed site by site analysis. The controls are therefore conservative in that they are based largely on general rather than site specific information. If individuals wish to develop land to a level greater than the Plan provides for they are allowed, and should be prepared, to commission the more detailed work on natural hazards that is necessary.

12.4.1 ISSUES

- 12.4.1.1 Human activities and development can increase the risk to life, property and the environment when they occur in or near areas prone to natural hazards.
- 12.4.1.2 Certain natural features (such as sand dunes and wetlands) function to absorb the effects of natural hazards but may lose their protective role due to human intervention, thereby exacerbating the risks from natural hazards e.g. draining wetlands may lead to increased downstream flooding.
- 12.4.1.3 The risk to life, property and the environment from flooding in low lying areas, coastal erosion, landslips and storm damage. These events are unpredictable and their impacts are intense and highly localised, making it difficult for communities to avoid the risk.
- 12.4.1.4 The risk of fire causing loss of life, severe damage to property and loss of indigenous vegetation and habitats of indigenous fauna is increasing due to the practice of building homes within or close to inflammable vegetation and/or in isolated areas remote from fire fighting services.
- 12.4.1.5 Coastal erosion is a natural process that can be initiated or exacerbated by human activities. Coastal hazards can arise when communities have constructed buildings too close to the coastal marine area, especially on dunes, spits or near wetlands. Sea level rise is occurring, and dunes and wetlands will provide an increasingly important natural hazard buffer as this occurs. There are areas of known coastal hazard which affects existing development. Subdivision, use and development require management, and natural ecosystems require protection in a coastal situation.
- 12.4.1.6 The maps (**Maps FL 1 - 5**) in Volume 2 of the Far North District Plan denote areas of floodplain and alluvial soil that are considered susceptible to flooding. Due to the scale of mapping, there will be some land within the areas so defined which may well be free from flooding, just as there will be land outside of the areas defined as flood-susceptible that is subject to flooding. The objective of publishing these indicative maps is to alert people to a potential hazard, enabling any decisions on the development or use of the land to be made having due regard to the risks involved.

Some of the areas so defined are on the floodplains of rivers for which more detailed information is available or will become available over the next five to ten years. This data is held on a Hazards Database and may be inspected at the offices of the Far North District Council or the Northland Regional Council.

The data from which these maps have been derived has been surveyed and recorded at a scale of 1:50,000. These maps should not be enlarged or used at any more detailed scale.

12.4.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 12.4.2.1 Reduced risk to life, property and the environment from natural hazards.
- 12.4.2.2 Appropriate control of new development in locations where there is a high risk of significant damage from natural hazards.
- 12.4.2.3 Increased public awareness of the risks of natural hazards and the role of natural features in natural hazard mitigation.
- 12.4.2.4 A reduction in the damage caused to the environment by inappropriate protection works.

12.4.3 OBJECTIVES

- 12.4.3.1 To reduce the threat of natural hazards to life, property and the environment, thereby to promote the well being of the community.
- 12.4.3.2 To ensure that development does not induce natural hazards or exacerbate the effects of natural hazards.
- 12.4.3.3 To ensure that natural hazard protection works do not have adverse effects on the environment.
- 12.4.3.4 To ensure that the role in hazard mitigation played by natural features is recognised and protected.
- 12.4.3.5 To improve public awareness of natural hazards as a means of helping people to avoid them.
- 12.4.3.6 To take into account reasonably foreseeable changes in the nature and location of natural hazards.

- 12.4.3.7 To avoid fire risk arising from the location of residential units in close proximity to trees, or in areas not near fire fighting services.

12.4.4 POLICIES

- 12.4.4.1 That earthworks and the erection of structures not be undertaken in areas where there is a significant potential for natural hazards unless they can be carried out in such a way so as to avoid being adversely affected by the natural hazards, and can avoid exacerbating natural hazards.
- 12.4.4.2 That the natural character of features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land values and assets from natural coastal hazards, is protected and enhanced.
- 12.4.4.3 That protection works for existing development be allowed only where they are the best practicable option compatible with sustainable management of the environment.
- 12.4.4.4 That the sea level rise, as predicted by the Intergovernmental Panel of Climate Change or Royal Society of NZ, be taken into account when assessing development in areas potentially affected.
- 12.4.4.5 That information on known natural hazards be made available in order that the public can make informed resource management decisions.
- 12.4.4.6 That the adverse effects on people, property and the environment from coastal hazards in Coastal Hazard Areas, as identified by the Northland Regional Council, are avoided.
- 12.4.4.7 That the risk to adjoining vegetation and properties arising from fires be avoided.
- 12.4.4.8 That the location, intensity, design and type of new coastal subdivision, use and development be controlled so that the need for hazard protection works is avoided or minimised.
- 12.4.4.9 That the role of riparian margins in the mitigation of the effects of natural hazards is recognised and that the continuing ability of riparian margins to perform this role be assured.

12.4.5 METHODS OF IMPLEMENTATION

DISTRICT PLAN METHODS

- 12.4.5.1 Policies on natural hazards are given effect through the rules in this section and **Section 12.3**.
- 12.4.5.2 Restriction of excavation and filling, and the erection of new buildings/structures in Coastal Hazard 1 Areas (as identified on the Coastal Hazard **Maps CH 1 - 17**).
- 12.4.5.3 Controls on the extent of allowable excavation and filling, and buildings/structures in Coastal Hazard 2 Areas (as identified on the Coastal Hazard **Maps CH 1 - 17**).
- 12.4.5.4 Controls on excavation and filling above prescribed thresholds (these thresholds having been selected to complement the provisions of the Regional Water and Soil Plan) wherever these activities occur (refer to **Section 12.3**).

OTHER METHODS

- 12.4.5.5 To the extent that information is available on the nature and location of natural hazards, the Council will make this available to the public. This will be achieved through:
- (a) providing this information in Land Information Memoranda and Project Information Memoranda;
 - (b) using the information in processing resource consents and building consents;
 - (c) providing this information in revisions to the Plan;
 - (d) the distribution of information on hazards and studies related to hazards.
- 12.4.5.6 The Council will review the effectiveness of flood control schemes from time to time and will take action where necessary to maintain the effectiveness of the schemes (refer to Management Plans for the Kaitaia, Kaikino, Waiharara and Motutangi Drainage Districts).
- 12.4.5.7 The Council controls the erection of buildings on hazard prone land through the building consent process (under the Building Act 2004).
- 12.4.5.8 The Northland Regional Council also has a responsibility, under the Act, to control the use of land for the purpose of the avoidance or mitigation of natural hazards. The Northland Regional Council addresses this responsibility through its Regional Policy Statement, Regional Coastal Plan and Regional Water and Soil Plan.

- 12.4.5.9 The Council will jointly establish a monitoring programme with Northland Regional Council to monitor both the effects of identified natural hazards and the effectiveness of policies applying to Coastal Hazard Areas aimed at reducing risk to life, property and the environment within such Areas.
- 12.4.5.10 A precautionary approach to the erection of residential units in Flood Susceptible Areas (as identified on the Council's Hazards Register). When undertaking any excavation (including cellar construction), or filling, compliance with Council's earthworks bylaw (Bylaw 22) is required

COMMENTARY

*The availability of reliable information that is constantly updated in light of changing circumstances, is fundamental to risk assessment. Therefore, it is important that the Council maintains a database on natural hazards and also consults the community when re-evaluating environmental risk so that its values are taken into account when intervention is considered (**Objective 12.4.3.5, Policies 12.4.4.4 and 12.4.4.5, Method 12.4.5.1 and 12.4.5.10**).*

*Under the Act, both the Northland Regional Council and the Far North District Council have responsibilities to avoid or mitigate the effects of natural hazards. Having discussed their respective responsibilities, it has been agreed that the Regional Council will concentrate on risks of regional significance, principally coastal erosion, flooding in major catchments, and drought, whereas the District Council will focus on more localised erosion, flooding, land instability and subsidence threats. In the latter regard, rules relating to the use of hazard prone land are to be incorporated into the District Plan. This approach is seen as the most appropriate, given the District Council's duties under the Building Act 2004 to control the erection of buildings on hazard prone land through the building consent process (refer to s21/2 of the Regional Policy Statement for Northland). Accordingly, areas known to be at risk from coastal hazards have been identified on the Coastal Hazard maps (**Maps CH 1 - 17**) and suitable rules adopted to ensure that these risks are avoided or mitigated (**Objectives 12.4.3.1, 12.4.3.2, 12.4.3.4 and 12.4.3.6; Policies 12.4.4.1, 12.4.4.2, 12.4.4.4 and 12.4.4.6; and Methods 12.4.5.1, 12.4.5.2, 12.4.5.3, 12.4.5.4, 12.4.5.7, 12.4.5.8, 12.4.5.9 and 12.4.5.10**).*

*Areas susceptible to flooding are identified on the Council's hazard register. This means that the information is made available as part of a request for a Land Information Memorandum (LIM). The information is also used by the Council when checking a building consent application (**Method 12.4.5.10**).*

*In accordance with the New Zealand Coastal Policy Statement, works which are intended to provide protection from natural hazards e.g. groyne, are discouraged because they have the potential to adversely affect the environment, especially the natural functioning of coastal processes (**Objective 12.4.3.3; Policies 12.4.4.1, 12.4.4.2 and 12.4.4.3; and Methods 12.4.5.1, 12.4.5.2, 12.4.5.3 and 12.4.5.7**).*

*The risks from fire are greatest in rural areas where fire fighting services are less assured, and therefore it is important to ensure that human life is safeguarded by separating houses from trees and by requiring an on-site water supply. Equally, a separation distance from trees helps to safeguard indigenous vegetation and habitats, and to protect exotic forests (**Objective 12.4.3.7, Policy 12.4.4.7 and Method 12.4.5.1**).*

12.4.6 RULES

Activities affected by this section of the Plan must comply not only with the rules in this section, but also with the relevant standards applying to the zone in which the activity is located (refer to **Part 2 Environment Provisions**), and with other relevant standards in **Part 3 – District Wide Provisions**.

Particular attention is drawn to:

- (a) **Chapters 7-10 in Part 2;**
- (b) Other sections within **Chapter 12 Natural and Physical Resources** (and the **District Plan Maps**);
- (c) **Chapter 13 Subdivision;**
- (d) **Chapter 14 Financial Contributions;**
- (e) **Section 15.1 Traffic, Parking and Access;**
- (f) **Chapter 17 Designations and Utility Services** (and the **Zone Maps**).

Where relevant, refer to other sections of the plan such as Part 2 – Environmental Provisions and other parts of Part 3 – District Wide Provisions as there may be other provisions that need to be considered.

Rules in this section continue to apply to plantation forestry activities in addition to National Environmental Standards for Plantation Forestry (NES PF) requirements.

12.4.6.1 PERMITTED ACTIVITIES

An activity is a permitted activity if:

- (a) it complies with the standards for permitted activities set out in **Rules 12.4.6.1.1 to 12.4.6.1.2** below; and
- (b) it complies with the relevant standards for permitted activities in the zone in which it is located, set out in **Part 2 of the Plan - Environment Provisions**; and
- (c) it complies with the other relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**.

12.4.6.1.1 COASTAL HAZARD 2 AREAS

On land identified on the Coastal Hazard maps (**Maps CH 1 - 17**) as lying within a Coastal Hazard 2 Area, excavation and filling, and alterations to existing buildings/ structures, may be carried out as a permitted activity if they are associated with:

- (a) the maintenance of flood protection works or existing drains, buildings/structures; or
- (b) the establishment, repair or replacement of any permitted utilities; or
- (c) the erection of fences; or
- (d) the planting of trees and plants.

Provided that, in the case of buildings/structures, no changes are made to the external dimensions.

Note: The erection of new buildings/structures, and alterations and additions to existing buildings/structures that increase the external dimensions, are controlled activities in Coastal Hazard 2 Areas (refer to **Rule 12.4.6.2.1**).

12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS

- (a) Residential units shall be located at least 20m away from the drip line of any trees in a naturally occurring or deliberately planted area of scrub or shrubland, woodlot or forest;
- (b) Any trees in a deliberately planted woodlot or forest shall be planted at least 20m away from any urban environment zone, Russell Township or Coastal Residential Zone boundary, excluding the replanting of plantation forests existing at July 2003.

12.4.6.2 CONTROLLED ACTIVITIES

An activity is a controlled activity if:

- (a) it does not comply with **Rule 12.4.6.1.1 Coastal Hazard 2 Areas** above; but
- (b) it complies with **Rule 12.4.6.1.2 Fire Risk to Residential Units** above; and
- (c) it complies with **Rule 12.4.6.2.1 New Buildings in Coastal Hazard 2 Areas** below; and
- (d) it complies with the relevant standards for permitted and controlled activities in the zone in which it is located, set out in **Part 2 of the Plan - Environment Provisions**; and
- (e) it complies with the other relevant standards for permitted and 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.

12.4.6.2.1 NEW BUILDINGS & ADDITIONS TO EXISTING BUILDINGS IN COASTAL HAZARD 2 AREAS

The erection of new buildings/structures and additions to existing buildings/ structures that increase the external dimensions, on land identified on the Coastal Hazard maps (Maps CH 1-17) as lying within a Coastal Hazard 2 Area, are controlled activities provided a report from a person suitably qualified in coastal processes is lodged with the Council in respect of the proposed development. In order for the activity to be regarded as a controlled activity, the report shall specify that the design of the new building/structure or addition will not increase the risk to people, property or the environment.

Note: If no report is provided with the application, or if the report cannot state that the design of the new building/structure or addition will not increase the risk to people, property or the environment, then the activity becomes a discretionary activity, under **Rule 12.4.6.3** below.

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

- (a) the adequacy of the design in light of the environmental risks;
- (b) the measures proposed to mitigate adverse effects of the proposed development.

12.4.6.3 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity if:

- (a) it does not comply with one or more of the standards for permitted or controlled activities as set out under **Rules 12.4.6.1** and **12.4.6.2**; but
- (b) it complies with Rule **12.4.6.3.1 Coastal Hazard 1 Areas** below; and
- (c) it complies with the relevant standards for permitted, controlled, restricted discretionary and discretionary activities in the zone in which it is located, set out in **Part 2 of the Plan - Environment Provisions**; and
- (d) it complies with the other relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**.

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 **Section 12.4.7**.

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

12.4.6.3.1 COASTAL HAZARD 1 AREAS

Development, including building works, excavation and filling, and works to protect existing development or coastal features on land identified on the Coastal Hazard maps (Maps CH 1-17) as lying within a Coastal Hazard 1 Area will be considered as a discretionary activity if a report by a person suitably qualified in coastal processes specifying the likely effects that the development and/or earthworks will have on coastal hazard processes, including risk to people, property or the environment is provided as part of the application.

Buildings may be established in the Coastal Hazard 1 Area, under this discretionary activity rule, where they are designed, constructed and located so as to be able to be transported off the site in the event of a natural hazard causing the building site to become untenable.

Note 1: A resource consent granted for a building or earthworks within a Coastal Hazard 1 Area does not automatically permit protection works at a later date. A further resource consent may be necessary.

Note 2: If no report is provided with the application then the application is a non complying activity.

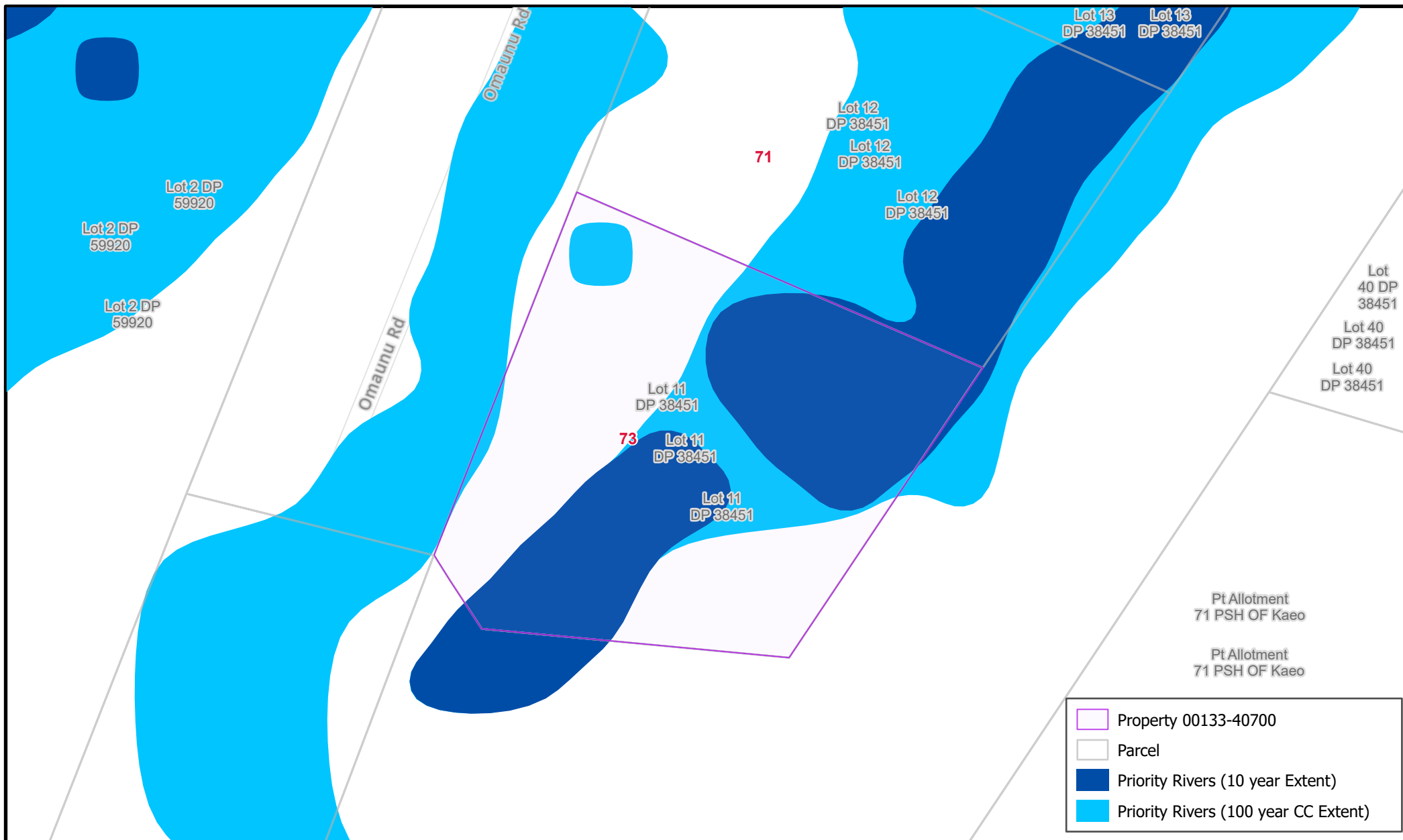
12.4.7 ASSESSMENT CRITERIA

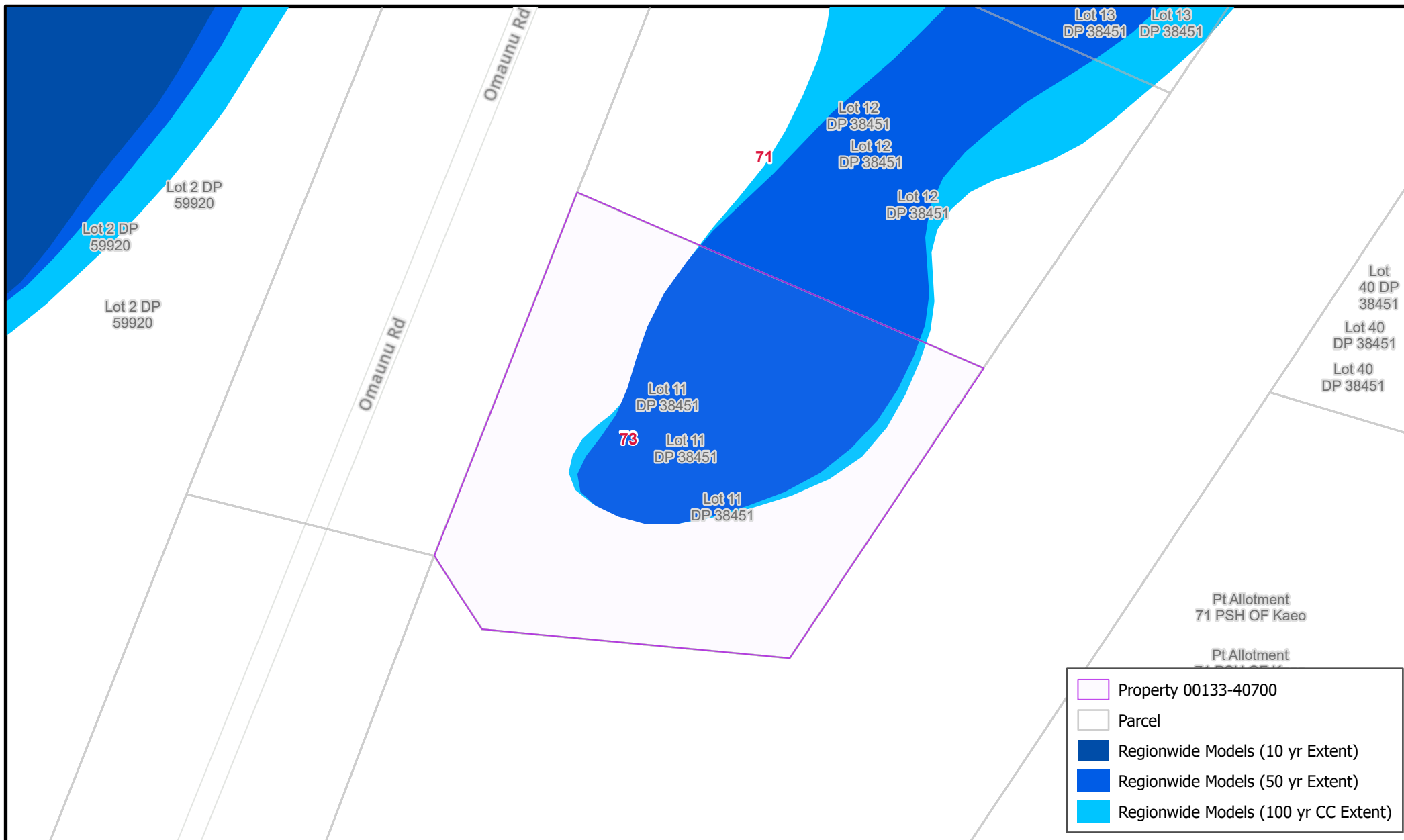
The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities.

In addition to these matters, the Council shall also apply the relevant assessment matters set out below:

- (a) the degree to which the activity may cause or exacerbate natural hazards or may be adversely affected by natural hazards, and therefore increase the risk to life, property and the environment;
- (b) the extent to which the activity may adversely affect cultural and spiritual values;
- (c) the degree to which any proposed activity is compatible with the maintenance of the natural character of the environment;
- (d) the effects on amenity values, landscape values, heritage features and indigenous habitats and ecosystems, especially in the coastal environment and associated with rivers, lakes, wetlands and their margins;
- (e) the effects on natural features, such as beaches, sand dunes, mangrove areas, wetlands and vegetation, which have the capacity to protect land and structures from natural hazards;
- (f) any adverse effects on water quality;
- (g) any adverse effects of the activity on any archaeological sites;
- (h) any effect on the life supporting capacity of soil;
- (i) the potential impact of sea level rise;
- (j) in respect of fire risk to residential units:
 - (i) the degree of fire risk to dwellings arising from the proximity of the woodlot or forest and vice versa; and
 - (ii) any mitigation measures proposed to reduce the fire risk; and

- (iii) the adequacy of the water supply; and
 - (iv) the accessibility of the water supply to fire service vehicles.
- (k) any cumulative adverse effects on the environment arising from the activity;
- (l) the potential need for ongoing maintenance and the potential effects of such maintenance;
- (m) the effects of any proposed option to either avoid, remedy or mitigate the effects of identified natural hazards;
- (n) the ability to monitor the effects of the activity and take remedial action (e.g. removal) if necessary;
 - (o) the extent to which any proposed activity or works intended to provide protection from natural hazards will result in the effects of the natural hazard being transferred to another location.





Disclaimer

Flood maps

Northland Regional Council's flood maps have been compiled using an assessment of best available information.

The maps indicate the outer extent of the flooding from analysis of information only and do not necessarily reflect the greatest extent of flooding suffered in the past, or likely to be suffered in the future.

The design storms used to generate flood plain maps are based on HIRDS v4 datasets, provided by NIWA. It should not be assumed without further investigation that land outside of the boundary is not susceptible to flooding.

The flood maps reflect flooding originating from the river, and as such may not represent flooding caused by ponding or runoff of local water or overflow of stormwater networks.

The flood plain mapping within each catchment extends to only those areas covered by LIDAR survey; areas outside of the LIDAR survey may, or may not be, at risk from river flooding. Within the areas of LIDAR coverage, the emphasis has been on capturing the extent and level of flood overflow from the main stream and river channels. Flooding from surface run off, and storm water networks, is not always reflected in the flood maps.

When using these flood maps, users shall clearly identify that the results may be subject to change at the discretion of the Northland Regional Council.

While the maps have been quality controlled, their accuracy can not be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential flood risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

The information contained in these flood maps is provided for general information purposes only. While the authors have done their best to provide accurate information, users are requested to inform Northland Regional Council of any suspected errors in the maps and/or electronic files.

Northland Regional Council makes no representations, warranties or undertakings about any of the information in these maps and/or electronic files including, without limitation, their accuracy, their completeness or their quality or fitness for any particular purpose.

To the fullest extent permitted by applicable law, neither Northland Regional Council nor any of its members, officers, associates, consultants, employees, affiliates, servants, agents or other representatives shall be liable for loss or damage arising out of, or in connection with, the use of, or the inability to use, the information contained in these maps and/or electronic files including, but not limited to, indirect or consequential loss or damages, loss of data, income, profit, or opportunity, loss of, or damage to, property and claims of third parties, even if Northland Regional Council has been advised of the possibility of such loss or damages, or such loss or damages were reasonably foreseeable.

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These disclaimers and exclusions shall be governed by, and construed in accordance with, the laws of New Zealand. If any provision of these disclaimers and exclusions shall be unlawful, void or for any reason unenforceable, that provision shall be deemed severable and shall not affect the validity and enforceability of the remaining provisions.

S44B(2)(a) Natural Hazards

Dated 10 June 2026

The information in this report has been prepared by the Northland Regional Council for the purposes of providing information to the Territorial Authorities in Northland in accordance with Part 6A of the Local Government Official Information and Meetings Act 1987.

The information contained in this report is current as at the date of the report and has been provided in good faith. Best efforts have been made to ensure the accuracy and completeness of the information however Northland Regional Council makes no representation, warranty or undertaking as to the accuracy, completeness, quality or fitness for any particular purpose. Where information is provided in draft form, that information may not have been peer reviewed or accepted by Northland Regional Council as correct.

The information is provided on a regional/catchment basis and in most cases is not site specific. Any users of the information must obtain advice from suitably qualified practitioners if site specific information is required.

Users must also note that natural hazards outlined in this report do not take into account any interventions that may modify the natural hazard risks to a specific site.

Flooding

Flooding occurs when rainfall exceeds the capacity of the river, land or urban stormwater systems to hold the water. In steep terrain or around rivers, floods can be fast-moving; in low-lying areas and wetlands, floods can cause ponding.

In coastal areas, storm surges can cause flooding affecting land.

Northland Regional Council has modelled the flood risk across Te Taitokerau Northland and maintains a monitoring and forecasting programme to predict flooding. However, the absence of flooding information contained in this report does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

River flood maps

A river flood occurs when a river, lake or stream overflows its banks due to excessive rain. The duration and intensity (volume) of rainfall in the catchment area of the river determine the severity of a river flood. Other factors include soil water saturation due to previous rainfall, and the terrain surrounding the river system. In flatter areas, floodwater tends to rise more slowly and be shallower, and it often remains for days. In hilly or mountainous areas, floods can occur within minutes after a heavy rain, drain very quickly, and cause damage due to debris flow.

To determine the probability of river flooding, models consider past precipitation, forecasted precipitation, current river levels, and well as soil and terrain conditions. Flood risk will increase with climate change with the forecast increase in rainfall. Northland Regional Council's flood hazard models include predicted climate change impacts.

Since 2008, Northland Regional Council has undertaken detailed flood modelling of priority catchments, i.e. those catchments and rivers determined present the highest risk to our communities. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. Priority catchment flood maps are available on the Northland Regional Council [Natural Hazards Viewer](#).

The priority flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone – Priority Rivers (10 year extent)*. Flood extent for the most common scenario – a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone – Priority Rivers (50 year extent)*. The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone – Priority Rivers (100 year extent CC)*. The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

In 2019 – 2021 Northland Regional Council undertook regionwide flood modelling to model catchments not covered by the priority rivers programme. The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. The regionwide flood hazard maps are available on the Northland Regional Council [Natural Hazards Viewer](#).

The regionwide flood hazard maps include the following flood hazard zones:

- *River Flood Hazards Zone – Regionwide models (10 year extent)*. Flood extent for the most common scenario – a flood with a 10% chance of happening in any year.
- *River Flood Hazards Zone – Regionwide models (50 year extent)*. The extent of a flood that has a 2% annual probability of happening.
- *River Flood Hazards Zone – Regionwide models (100 year extent CC)*. The extent of a flood that has a 1% annual probability of happening, taking the effects of climate change into account.

In 2025 Northland Regional Council released detailed [river flood hazard maps for Ruawai/Raupo Flood Drainage scheme](#). The flood extent shown on the maps are produced at a catchment scale and is not intended to depict specific flooding details for individual properties. We recommend obtaining site-specific engineering assessments to assess flood risk. These maps show:

- 10 year - Flood extent for the most common scenario a flood with a 10% chance of happening in any year.
- 50 year - The extent of a flood that has a 2% annual probability of happening.
- 100 year + cc - The extent of a flood that has a 1% annual probability of happening and takes climate change effects into account.

Draft river flood reports

Northland Regional Council are continuing with their flood hazard modelling programme to improve the information about the potential for flooding in the region. The reports on these models are not currently published as they are going through peer review and quality checks, however they are available upon request from the Northland Regional Council.

The following reports are available

- Whangarei Catchment Upgrade and Options Model. Project objectives include providing an appropriate modelling capability for catchment management, asset management and flood risk management. The completed model as well as the Whangarei urban areas detailed level which is closely related to the drainage system management. The report was prepared April 2023 by

EWaters and updated in 2025

- Waimā and Punakitere Catchment Flood Study. Designed to provide Northland Regional Council (NRC) with the necessary data and information to make informed decisions about catchment and flood management. The report was prepared in September 2024 by Water Technology for Northland Regional Council
- Report on the Northern Wairoa Rainfall, Tidal and Storm-Surge Model is designed to simulate rainfall-induced flooding, tidal influences, and storm surge effects for the Northern Wairoa catchment, with a focus on the Dargaville area. The model has been calibrated using multiple flood events at all river gauge locations within the catchment. The report was prepared in September 2025 by Submergent Limited for Northland Regional Council.
- Kerikeri-Waipapa Flood Model Build Upgrade Final Report. Reporting on the new flood across the Kerikeri-Waipapa region including the calibration against historical events. The report was prepared in February 2026 for Northland Regional Council.

Coastal inundation hazard maps

Coastal inundation (flooding) occurs when storm conditions like surge and large waves combine with high tides to inundate coastal land and land near river mouths. Northland Regional Council has commissioned regionwide coastal flood modelling and detailed hydrodynamic models for some harbours. These coastal hazard models include predicted climate change impacts.

Coastal flood maps are available on the Northland Regional Council [Natural Hazards Maps](#) viewer.

The coastal flood hazard maps include the following flood hazard zones:

- Coastal Flood Hazard Zone 0. The extent of a coastal flood that has a 1% annual probability of happening in any year under sea level at 2020 height.
- Coastal Flood Hazard Zone 1. The extent of a coastal flood that has a 2% annual probability of happening in 2080 (estimated 0.6 m sea level rise).
- Coastal Flood Hazard Zone 2. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.2 m sea level rise).
- Coastal Flood Hazard Zone 3. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.66 m sea level rise). This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to unstable ice sheets.

In 2025 Northland Regional Council released detailed [coastal flood hazard maps for Ruawai/Raupo Flood Drainage scheme](#).

The coastal flood hazard maps include the following flood hazard zones:

- Coastal Flood Hazard Zone 0. The extent of a coastal flood that has a 1% annual probability of happening in any year under sea level at 2020 height.
- Coastal Flood Hazard Zone 1. The extent of a coastal flood that has a 2% annual probability of happening in 2080 (estimated 0.6 m sea level rise).
- Coastal Flood Hazard Zone 2. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.2 m sea level rise).
- Coastal Flood Hazard Zone 3. The extent of a coastal flood that has a 1% annual probability of happening in 2130 (estimated 1.665 m sea level rise). This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to unstable ice sheets

Surveyed and observed flood levels

Northland Regional Council records flood levels during flood and storm events which provides evidence of lands that are affected by flooding.

Surveyed River Flood Levels are available on the Northland Regional Council [Natural Hazards Maps](#) viewer. Information about observed [Coastal Flood Levels](#) is available on the Northland Regional Council's website.

Flood susceptible lands

Prior to undertaking flood modelling and mapping, Northland Regional Council identified land that could be susceptible to flooding based largely on soil type. This information should only be used where flood hazard modelling and maps are not available (upper Kaihu, upper Kerikeri and upper Rotokakahi and upper Waitangi, Waima and Punakitere catchments).

Flood susceptible land information is available on the Northland Regional Council [Natural Hazards Maps](#) viewer.

Erosion and Landslide

Erosion is any movement of soil, rocks or sand, under the influence of wind, water or gravity. Landslides are a type of erosion. A landslide is the downslope movement of a mass of earth, rock or debris under the influence of gravity. Te Taitokerau Northland is susceptible to landslides due to its steep topography, subtropical climate, and underlying geology. Landslides are often triggered by intense or prolonged rainfall (as well as earthquakes, loss of vegetation cover, leaky water infrastructure and earthworks), which will increase with the effects of climate change. Climate change is expected to increase erosion in Te Taitokerau Northland.

Northland Regional Council has modelled the region's relative risk of erosion and sediment loss to water and these have been published as [erosion and sediment risk maps](#). The maps are based on a predictive model created using a range of information, including LiDAR (remote sensing technology that uses lasers to create 3D maps), soil and geology type, slope and climate data. The maps are designed as a tool to help landowners manage risks to water quality as a result of sediment loss to water - they provide an assessment of the relative risk of erosion and risk of sediment reaching waterways across Northland. The maps do not provide a geotechnical assessment of land suitability for subdivision or built development, nor do they quantify the likelihood of future landslides or slips.

Technical Reports for erosion and sediment risk

Scope of report	<i>Regional</i>
Report Title:	<i>Northland's Landscape Driven Erosion Map: A Resources for Decision-Makers and Communities</i>
Report date:	<i>2025</i>
Report prepared by:	<i>Land and Water Science</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report was created for people across Northland—farmers, council staff, iwi and hapū, community leaders, and planners—who want to better understand a new regional tool called the Sediment-Process Attribute Layer, or S-PAL. S-PAL does not replace older soil or geology maps. Instead, it builds on those valuable foundations by adding a new layer of information made possible through modern datasets.</i>
Where or how to access report	https://www.nrc.govt.nz/media/tr4ng33g/northlands-landscape-driven-erosion-map-lws-2025.pdf

Scope of report	<i>Regional</i>
Report Title:	<i>The S-PAL Framework: Technical User Guide for Erosion Susceptibility Assessment and Mitigation</i>
Report date:	<i>2026</i>
Report prepared by:	<i>Land and Water Science</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This User Guide explains how to use the S-PAL v 2.0 Framework to identify land that is prone to erosion across Northland. S-PAL stands for Sediment–Process Attribute Layers – a system that combines detailed maps and measurements to show where the land is most likely to erode and shed sediment into waterways.</i>
Where or how to access report	https://www.nrc.govt.nz/media/qkofckd2/northland-erosion-and-sediment-risk-map-technical-user-guide-11jan2026.pdf

Coastal erosion

Coasts are constantly changing in response to natural processes such as wave action. Coastal erosion is the removal of the material forming the land due to natural processes, resulting in the coastline moving inland over time. It is a complex process caused by factors including wave energy, changes to sediment availability and land use, and sea-level changes. Some types of shorelines, such as beaches, may undergo cycles of erosion and build-up, while cliffs can only erode. Climate change is expected to worsen coastal erosion as sea levels rise and storms become more frequent and more intense.

Northland Regional Council has assessed coastal erosion at 42 sites around Te Taitokerau Northland. These are available on the [natural hazards map](#).

The map identifies the following hazard zones:

- Coastal Erosion Hazard Zone 0 (CEHZ 0). Areas currently susceptible to coastal erosion.
- Coastal Erosion Hazard Zone 1 (CEHZ 1). Areas likely at risk of coastal erosion over the next 50 years (66% probability of occurrence), with a projected sea-level rise of 0.33m by 2080.
- Coastal Erosion Hazard Zone 2 (CEHZ 2). Areas potentially at risk of coastal erosion over the next 100 years (5% probability of occurrence), with a projected sea-level rise of 0.87m by 2130.
- Coastal Erosion Hazard Zone 3 (CEHZ 3). Areas potentially at risk of coastal erosion over the next 100 years with a sea-level rise scenario of 1.17m by 2130. This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to unstable ice sheets.

Technical Report for coastal erosion assessments

Scope of report	<i>Regional</i>
Report Title:	<i>Coastal Erosion Hazard Assessment for Selected Sites 2019-2020</i>
Report date:	<i>2020</i>
Report prepared by:	<i>Tonkin and Taylor</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>To develop Coastal Erosion Hazard Zone assessments for the 42 selected Northland sites</i>
Where or how to access report	https://www.nrc.govt.nz/environment/natural-hazards-portal/coastal-hazards/consultant-reports/

Tsunami

Tsunami are a series of waves, typically created by submarine or coastal earthquakes, landslides (including underwater landslides) and offshore submarine volcanic eruptions. Tsunami may travel hundreds of kilometres an hour and pass by unnoticed at sea, but slow down and grow as they move to shallow water, causing significant damage when they make landfall.

With funding from the Natural Hazards Commission Northland Civil Defence and Emergency Management have modelled the tsunami risk and created [Tsunami Evacuation Zone and Safe Zone map](#)

Technical Report for Tsunami Evacuation Zone and Safe Zone map

Scope of report	Regional
Report Title:	Tsunami Inundation Modelling for Evacuation Planning in Northland
Report date:	2024
Report prepared by:	Orca Consulting
Report commissioned by	Natural Hazards Commission
Purpose of the report:	The objective of this study was to produce tsunami inundation and evacuation zones for the Northland region that are compliant with guidelines set forth in the document 'Tsunami Evacuation Zones: Director's Guidelines for Civil Defence Emergency Management Groups' (MCDEM, 2016). To define these zones, numerical modelling was undertaken to determining the extents of the tsunami inundation zones for the Northland Region. The study used a Level 3/Level 4 modelling approach (as defined in MCDEM 2016) whereby a physics based numerical model was used to model the evolution of the tsunami from source through to inundation. The study used multiple sources, both local and distant.
Where or how to access report	A copy is available upon request from Northland Regional Council

Drought

Drought in Te Taitokerau Northland is a complex hazard to define and detect, and its impacts vary from one area to the other.

Technical Report for Northland Drought Assessment

Scope of report	Regional
Report Title:	<i>Droughts in Northland: A Local and Regional Analysis</i>
Report date:	2024
Report prepared by:	<i>National Institute of Water and Atmosphere</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>Analysis of the development, occurrence and severity of droughts in Northland Region.</i>
Where or how to access report	<i>Envirolink website</i> Droughts in Northland: A local and regional analysis

In September 2024 the Ministry for the Environment and NIWA published national climate projections. Droughts are expected to become more frequent and more severe in Te Taitokerau Northland by 2090.

Volcanic, Geothermal and Earthquake

There are many processes associated with volcanic eruptions, and these can be hazardous when they interact with people and/or infrastructure. The type and intensity of volcanic process will vary from volcano to volcano. There are two areas of past local volcanic activity in Northland, at Puhipuhi-Whangārei and at Kaikohe-Bay of Islands. While climate change does not affect volcanic eruptions, it can affect the risk from volcanic hazards such as lahars (volcanic mudflows) because of the forecast changes in rainfall.

Earthquakes occur when stress that has built up along a fault – a break in the Earth’s crust – is suddenly released. Earthquakes can cause ground shaking, fault rupture, permanent ground movement, subsidence or lateral spreading, liquefaction, landslides, rock falls and tsunamis. Although climate change does not affect earthquakes, it can make some of the problems earthquakes cause, such as subsidence, liquefaction, and landslides, more likely or more severe. This is because climate change affects rainfall and groundwater, which play roles in these hazards.

While the earthquake risk in Northland is low, there have been earthquakes recorded in the region.

Northland Regional Council does not have a map of volcanic, geothermal or earthquake risk but did commission information on volcanic hazards as part of the *review of natural hazards information for Northland region*. This information relates to region-wide studies and may not reflect the on-site situation or natural hazard investigations and mitigation done on a site-specific property level.

Technical Report for earthquake information

Scope of report	<i>Regional</i>
Report Title:	<i>A review of natural hazards information for Northland region Section 2.0 Seismic Hazards</i>
Report date:	<i>2004</i>
Report prepared by:	<i>Institute of Geological & Nuclear Sciences Limited</i>
Report commissioned by	<i>Northland Regional Council and Whangarei District Council</i>
Purpose of the report:	<i>The aim of this report is to assemble and present a review of existing information on natural hazards, including earthquakes. The report identifies gaps and possible future work.</i> <i>Please note sections on flooding and erosion prone land have been superseded by more recent work and modelling.</i>
Where or how to access report	<i>Northland Regional Council Website</i> https://www.nrc.govt.nz/media/2itixwuo/naturalhazards.pdf

River Flood Hazard Technical Reports

Scope of report	<i>Ahuroa, North Ruakaka, and Waihoihoi includes Ruakaka and Waipu townships (Catchment M17)</i>
Report Title:	<i>Design Modelling Ahuroa, North, Ruakaka, Waihoihoi Catchment (M17)</i>
Report date:	<i>26 May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Ahuroa, North, Ruakaka, Waihoihoi Catchment (M17), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13, M14 and M15, located within close proximity to Catchment M17 and which were calibrated.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Aupouri Peninsula Catchment (Catchment M11)</i>
Report Title:	<i>Design Modelling Aupouri Peninsula Catchment (M11)</i>
Report date:	<i>30 April 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Aupouri Peninsula Catchment (M11), noting that this catchment was not calibrated, however, model parameters reflected regional parameters and assumptions relied upon for Catchments M03, M06 & M07 which were calibrated and are located within close proximity to Catchment M11</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Awanui Catchment</i>
Report Title:	<i>Design Modelling Awanui Catchment (Awanui)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Awanui Catchment (Awanui), noting that this catchment was calibrated to the July 2020 flood event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Awanui Catchment</i>
Report Title:	<i>Awanui Flood Model Upgrade: Model Build</i>
Report date:	<i>January 2021</i>
Report prepared by:	<i>DHI Water and Environment Limited</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This study was to update the hydrological and hydraulic flood model upgrade of the Awanui Catchment. It includes calibration of the model against the February 2007 and January 2011 rain events</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Bay of Islands Coast Catchment (Catchment M07)</i>
Report Title:	<i>Design Modelling Bay of Islands Coast Catchment (M07)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the calibration results and design modelling methodology for Bay of Islands Coast Catchment (M07), noting that this catchment was calibrated to the January 2011 flood event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Hakaru Catchment (Catchment M08)</i>
Report Title:	<i>Design Modelling Hakaru Catchment (M08)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the calibration results and design modelling methodology for Hakaru Catchment (M08), noting that this catchment was calibrated to the December 2014 flood event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Hokianga Harbour Catchments (Rotokakahi River, Pawarenga fans, Panguru Rivers, Awapokonui River, Whirinaki River)</i>
Report Title:	<i>Hokianga Modelling Report</i>
Report date:	<i>August 2012</i>
Report prepared by:	<i>URS New Zealand Limited</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report covers the Hokianga model comprising flood modelling of a group of four catchments discharging into the Hokianga Harbour.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Kaeo Catchment</i>
Report Title:	<i>Kaeo River Catchment: Flood Model Upgrade Report</i>
Report date:	<i>April 2009, Updated August 2013</i>
Report prepared by:	<i>GHD</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This summary report provides a brief description of the modelling undertaken to develop floodplain maps for the Kaeo River Catchment. The second report summaries the modelling that was done to update the modelling of the Kaeo River Catchment and associated floodplain maps.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Kaeo Catchment (Catchment M06)</i>
Report Title:	<i>Design Modelling Kaeo Catchment (M06)</i>
Report date:	<i>2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the calibration results and the design modelling methodology for Whangaroa (East and West) and Kaeo Catchments (M06), noting that this catchment was calibrated to the January 2011 flood event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Kaihu, Dargaville (Wairoa River) and Awakino Catchments</i>
Report Title:	<i>Flood modelling for Kaihu valley, Dargaville, and Awakino floodplain</i>
Report date:	<i>April 2018</i>
Report prepared by:	<i>Barnett & MacMurray Limited</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the flood modelling of the Kaihu valley, Dargaville, and the Awakino floodplain. The project builds on previous Kaihu valley flood modelling work.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Kawakawa (Taumarere River) Catchment</i>
Report Title:	<i>Taumarere Modelling and Calibration Report</i>
Report date:	<i>October 2012</i>
Report prepared by:	<i>URS New Zealand</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the updated flood modelling for the Taumarere River and the calibration from the January 2011 storm event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Kawakawa Catchment (Catchment M15)</i>
Report Title:	<i>Design Modelling Kawakawa Catchment (M15)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Kawakawa Catchment (M15), noting that this catchment was calibrated to the January 2011 flood event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Kerikeri Catchment</i>
Report Title:	<i>Kerikeri Flood Model Upgrade, Kerikeri Flood Model Upgrade 2016</i>
Report date:	<i>August 2013, March 2017, July 2019</i>
Report prepared by:	<i>DHI</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the updated flood modelling for the Kerikeri catchment and calibration from the 2014 and 2016 high flows. Also available is a memo (dated July 2019) detailing improvements in the accuracy of the model</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Mangakahia Catchment including Hikurangi (Catchment M13)</i>
Report Title:	<i>Design Modelling Lower Mangakahia Catchment (M13)</i>
Report date:	<i>March 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Lower Mangakahia Catchment (M13), noting that this catchment was calibrated to the January 2011 flood event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Lower Purua, Lower Wairua, Mangahuru, Mangere, Waipao, Waiotu, Whakapara Catchments (Catchment M14)</i>
Report Title:	<i>Design Modelling Lower Purua, Lower Wairua Bridge, Mangahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Lower Purua, Lower Wairua Bridge, Mangahuru, Mangere, Waipao, Waiotu, Whakapara Catchment (M14), noting that this catchment was calibrated to the January 2011 flood event</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Manganui Catchment (Catchment M16)</i>
Report Title:	<i>Design Modelling Manganui Catchment (M16)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Manganui Catchment (M16), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13, M14 and M15, located within close proximity to Catchment M16 and which were calibrated.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Oakura Catchment (Catchment M02)</i>
Report Title:	<i>Design Modelling Oakura Catchment (M02)</i>
Report date:	<i>April 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Oakura Catchment (M02), noting that this catchment was not calibrated, however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13 & M14 which were calibrated and are located within close proximity to Catchment M02.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Omapere Catchment Catchment (M12)</i>
Report Title:	<i>Design Modelling Omapere Catchment (M12)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Omapere Catchment (M12), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for neighbouring catchments M03 and M06 which were calibrated.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Oruru Catchment (Catchment M09)</i>
Report Title:	<i>Design Modelling Oruru Catchment (M09)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Oruru Catchment (M09), noting that this catchment was not calibrated.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Pouto Peninsula Catchment (Catchment M10)</i>
Report Title:	<i>Design Modelling Pouto Peninsula Catchment (M10)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Pouto Peninsula Catchment (M10), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchment M08 which was calibrated and is located within close proximity to Catchment M10.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Ruakaka Catchment</i>
Report Title:	<i>Ruakaka Modelling and Calibration Report</i>
Report date:	<i>October 2012</i>
Report prepared by:	<i>URS</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the updated flood modelling for the Ruakaka catchment and calibration from the January 2011 storm event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Ruawai (Raupo Drainage Scheme)</i>
Report Title:	<i>Raupo Drainage Scheme – Flood Hazard Impact Analysis</i>
Report date:	<i>December 2023</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>The report is an assessment of the potential flooding impacts on the surrounding Raupo region has been undertaken using industry-standard hydraulic models. Includes April 2025 Memo that summaries the 2024 updates to the Ruawai Model</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Waimamaku Catchment (Catchment M03)</i>
Report Title:	<i>Design Modelling Waimamaku Catchment (M03)</i>
Report date:	<i>April 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the calibration results and design modelling methodology for Waimamaku Catchment (M03), noting that this catchment was calibrated to the June 2020 flood event.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Waihou Catchment</i>
Report Title:	<i>Waihou Modelling Report</i>
Report date:	<i>August 2012</i>
Report prepared by:	<i>DHI</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the updated flood modelling for the Waihou catchment.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Waimea Catchment</i>
Report Title:	<i>Waimea Modelling Report</i>
Report date:	<i>August 2012</i>
Entity/Person who prepared the report:	<i>DHI</i>
Entity/person who commissioned the report:	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the updated flood modelling for the Waimea catchment to include new LIDAR data and to improve the ground model</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Waipu and Paparoa Catchments</i>
Report Title:	<i>Waipu and Paparoa Hydraulic Model</i>
Report date:	<i>October 2018</i>
Report prepared by:	<i>Ewaters</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the hydrological and hydraulic flood modelling studies carried out on the Waipu and Paparoa river catchments. The primary objective of the studies is to develop flood maps for both river catchments.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Wairoa Catchment (Catchment M18)</i>
Report Title:	<i>Design Modelling Northern Wairoa Catchment (M18)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Northern Wairoa Catchment (M18), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13, M14 and M15, located within close proximity to Catchment M16 and which were calibrated.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Waitangi Catchments</i>
Report Title:	<i>Waitangi Modelling and Calibration Report</i>
Report date:	<i>August 2013</i>
Report prepared by:	<i>URS</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the modelling that was done to improve confidence in the flood mapping for the river's catchment. It uses the January 2011 storm and high flows in 2012 for calibration.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Whangapae and Ahipara Catchments (Catchment M04)</i>
Report Title:	<i>Design Modelling Whangapae Ahipara Catchment (M04)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Whangapae Ahipara Catchment (M04), noting that this catchment was not calibrated however, model parameters reflected regional parameters and assumptions relied upon for Catchments M03, M06 & M07, located within close proximity to Catchment M04 which was calibrated.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Whangarei Catchments</i>
Report Title:	<i>NRC Priority Rivers Modelling Report and Whangarei Modelling Report</i>
Report date:	<i>March 2011, October 2013</i>
Report prepared by:	<i>URS</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report explains the technical aspects relating to the development of the Priority Rivers Flood Risk reduction project and specifically rivers in the Whangarei catchment. The 2013 report details the work that was done to merge the Hatea and Wairarohia/Raumanaga models and to recalibrate the new Hatea model.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Whangarei Catchment (Catchment M01)</i>
Report Title:	<i>Design Modelling Whangarei Catchment (M01)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the July 2020 flood event</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Whangarei Tutukaka & Horahora Catchments (Catchments M05)</i>
Report Title:	<i>Design Modelling Whangarei Tutukaka & Horahora Catchment (M05)</i>
Report date:	<i>April 2021</i>
Entity/Person who prepared the report:	<i>Water Technology</i>
Entity/person who commissioned the report:	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the design modelling methodology for Whangarei Tutukaka & Horahora Catchment (M05), noting that this catchment was not calibrated, however, model parameters reflected regional parameters and assumptions relied upon for Catchments M01, M13 & M14 which were calibrated and are located within close proximity to Catchment M05.</i>
Where or how to access report	<i>River modelling technical reports</i>

Coastal Flood Hazard Technical Reports

Scope of report	<i>Regionwide, except Kaipara Harbour, Rangaunu Harbour, Whangārei Inner Harbour and Raupo Drainage Scheme</i>
Report Title:	<i>Coastal Flood Hazard Assessment for Northland Region 2019-2020</i>
Report date:	<i>March 2021</i>
Report prepared by:	<i>Tonkin & Taylor Ltd</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This study has been undertaken for Northland Regional Council to assess areas potentially susceptible to coastal inundation for the Northland region. The assessment has been carried out in accordance with New Zealand Coastal Policy Statement.</i>
Where or how to access report	Coastal Hazard Assessment Reports

Scope of report	<i>Rangaunu Harbour</i>
Report Title:	<i>Inundation Modelling of the Rangaunu Harbour</i>
Report date:	<i>January 2021</i>
Report prepared by:	<i>eCoast Marine Consulting and Research</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This study was to develop a hydrodynamic model of the Rangaunu Harbour. It simulates coastal inundation of floodplains around the harbour under current and future climate models.</i>
Where or how to access report	Coastal Hazard Assessment Reports

Scope of report	<i>Upper Kaipara Harbour</i>
Report Title:	<i>Technical Report: Coastal Inundation Modelling for Northern Kaipara Harbour</i>
Report date:	<i>March 2021</i>
Report prepared by:	<i>DHI</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This study was to develop a hydrodynamic model of the Kaipara Harbour. It simulates coastal inundation of floodplains around the harbour under current and future climate models.</i>
Where or how to access report	Coastal Hazard Assessment Reports

Scope of report	<i>Whangārei Inner (or Upper) Harbour</i>
Report Title:	<i>Whangārei Inner Harbour Flood Modelling</i>
Report date:	<i>June 2021</i>
Report prepared by:	<i>eCoast Marine Consulting and Research</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This study was to develop a hydrodynamic model of the Whangārei Harbour with a particular focus on the upper harbour. It simulates coastal inundation of floodplains around the harbour under current and future climate models.</i>
Where or how to access report	Coastal Hazard Assessment Reports

**FAR NORTH
DISTRICT COUNCIL**

Private Bag 752, Memorial Ave, KAIKOHE

Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137



HAZCO

3 October 2001

Ref: STW 17
00123-02400N Dupain
PO Box 256
KAEO

cc Barry Moore

Dear Sir

RE: DRAINAGE CREATIVE MINDS LIMITED

Due to the low-lying nature of this property and the natural land contour, it is inevitable the property would be prone to flooding (see attached plan).

From discussions with long time residents within the area it is our understanding that this area was previously a natural swamp with a spring located on one of the properties (see plan). The natural fall from the surrounding land drains to the centre of the four properties. A subdivision was carried out by the Methodist Mission who previously owned this block of land. This subdivision was carried out thirty plus years ago. No information can be found within Councils archives system to indicate what conditions may have been imposed on the subdivision.

The drains surrounding the property were obviously installed to protect the property from surrounding runoff and would be the responsibility of the property owner to maintain. The existing road adjacent to the property is not maintained by Council and therefore no maintenance on the roadway or drains would be undertaken by Council.

Due to the natural contours it would appear that an open drain would have previously existed bisecting the four properties. This has since been piped by private individuals, most likely as development occurred, with a cesspit being installed within your property as this would appear to be the lowest point for the surrounding properties. Not only would this sump drain your property, but would accommodate runoff from the spring located above (this may or may not still be flowing), on the adjacent property.

It should be noted at this point that by law subservient properties are bound to accept natural runoff from properties above. It is considered the novaflow pipes installed are undersized, totally inadequate and would be prone to blockages, as the cesspit does not appear to have been constructed with a silt trap. This would not have been installed in accordance with the Councils standards at the time. Therefore you would have to conclude both the cesspit and lines were installed by the property owners. It should also be noted that no stormwater easements exist on the adjacent properties to legally allow you to drain stormwater runoff through those properties.



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE

Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

We have been made aware from a previous Engineer employed by Council that this problem has occurred previously with Council not accepting a maintenance responsibility. Due to the background and as this problem is only related to your property we do not accept it is a Council responsibility to rectify and consider the problem to be a private property drainage matter which should be addressed by the property owner.

We can suggest several possible options to help alleviate the present problem.

1. Discuss the situation with your neighbours with the view to possibly upgrade the system.
2. Employ a plumber or drain layer to clear the line (replace if unable to clear) and install a cesspit with a silt trap.
3. Install a sump and pump with float switch. Dewater to the roadside drain when necessary.

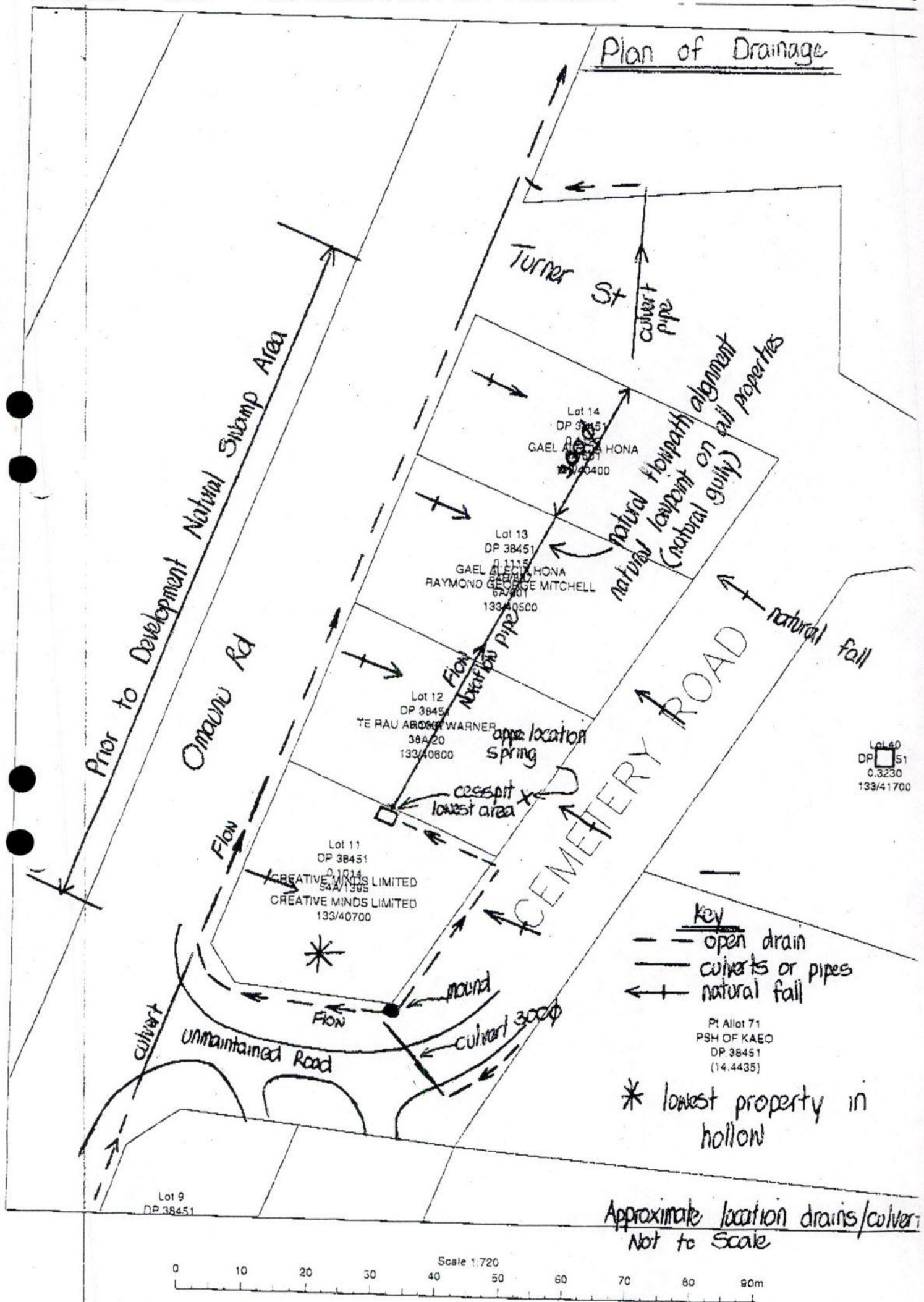
All of the above would be carried out at no cost to Council.

With regard to your vehicle entranceway, the responsibility for the installation, ongoing maintenance or alterations to vehicle entranceways is the responsibility of the property owner. In your particular case to prevent runoff from entering the property and the loss of metal, I would suggest that a scallop be formed across the crossing to intercept runoff and convey stormwater to the open drain and that the crossing either be sealed or concreted.

Yours Faithfully

Stuart Beaven
ROADING & DRAINAGE TECHNICAL OFFICER

Enc: Drainage Plan of Area (1 page).





Far North
District Council

13 April 2017

Daniel Patrick Arthur Hancox
85 Copper Mine Road
RD 2
Kaeo 0479

Reference Number: BC-2017-906/0
Property Address: 73 Omaunu Road, Kaeo 0479
Property ID # 3311854
Description: Build a deck not connected to existing building under 1m high

Dear Daniel,

Exemption to the Requirement for a Building Consent

Your application for an exemption to the requirement for a Building Consent has been approved and your property file has been updated accordingly.

The exemption has been approved the building work is exempt under Schedule 1, Exemption 24 decks, platforms, bridges, boardwalks etc. All building work must be carried out as per the approved plan. All fixings below 600mm must be stainless steel.

If you have any questions please contact the Building Compliance Team on 0800 920 029 or 09 401 5200

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Rick Poole'.

Rick Poole
Compliance Officer
District Services



CONDITIONS / OTHER REQUIREMENTS FOR
EXEMPTION APPLICATION No: BC-2017-906/0

APPLICANT NAME:	Daniel Patrick Arthur Hancox
PROPERTY ID:	3311854
PROJECT DESCRIPTION:	Build a deck not connected to existing building under 1m high
SITE LOCATION:	73 Omaunu Road, Kaeo 0479
LEGAL DESCRIPTION:	LOT 11 DP 38451 BLK II KAE0 SD

1. The structure(s) must be located a minimum of 2 metres from the existing Council Services. The location of these services are to be marked prior to construction commencing. Any closer than 2 metres requires written approval from Council's Infrastructure Department.

2. ✓ This deck is a building under the District Plan and therefore a minimum 3 metre setback between the deck structure and the road boundary is required. The photo provided suggests that it is not achievable to meet the minimum setback requirement which means Resource Consent is required. *Have provided site plan demonstrating compliance 13/04/17 No RC required.*

Aroha Chase
PIM Officer
District Services
John Butler Centre
KERIKERI





Far North
District Council

CONDITIONS / OTHER REQUIREMENTS FOR
EXEMPTION APPLICATION No: BC-2017-906/0

APPLICANT NAME:	Daniel Patrick Arthur Hancox
PROPERTY ID:	3311854
PROJECT DESCRIPTION:	Build a deck not connected to existing building under 1m high
SITE LOCATION:	73 Omaunu Road, Kaeo 0479
LEGAL DESCRIPTION:	LOT 11 DP 38451 BLK II KAEO SD

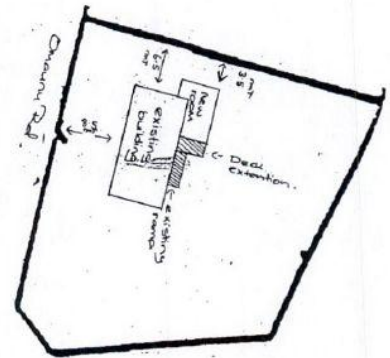
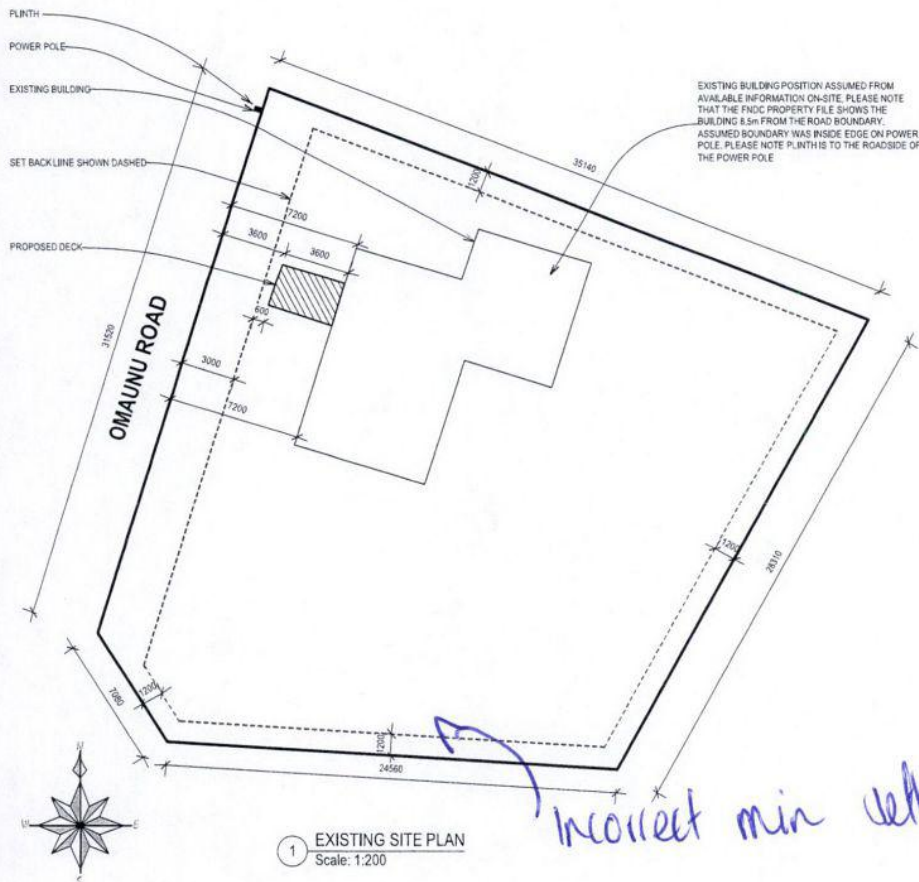
1. The structure(s) must be located a minimum of 2 metres from the existing Council Services. The location of these services are to be marked prior to construction commencing. Any closer than 2 metres requires written approval from Council's Infrastructure Department.

A handwritten signature in dark ink, appearing to read 'Aroha Chase'.

Aroha Chase
PIM Officer
District Services
John Butler Centre
KERIKERI



FNDC Exemption
BC 2017 - 906.
Schedule 1 confirmation



2 EXISTING SITE PLAN FROM PROPERTY FILE

FNDC DISTRICT PLAN RULES (RESIDENTIAL)
IMPERMEABLE SURFACES 50% MAX
MAXIMUM BUILDING COVERAGE 45%
MAX BUILDING HEIGHT 8M
DAYLIGHT ANGLE 2m VERT AND 45°
3m SETBACK TO ROAD BOUNDARIES AND 1.2m TO ALL OTHER
VERY HIGH WIND ZONE
CORROSION ZONE D

NOTE: PLEASE CHECK THE DIMENSIONS TO VERIFY THE SET OUT OF THE BUILDING IS AS REQUESTED. DESIGNERS ACCEPT NO RESPONSIBILITY FOR ELECTRONIC DATA SUPPLIED BY QUICK MAPS FOR THIS SITE. FOR MORE ACCURATE SET OUT A SURVEYOR MAY BE REQUIRED AT OWNERS COST.

NOTE: THE CONTRACTOR MUST ALWAYS CHECK ALL LEVELS, HEIGHTS, DIMENSIONS, CONNECTIONS, AND MANUFACTURERS SPECIFICATIONS, BEFORE BEGINNING OR FABRICATING ANY WORK TO MAKE SURE THAT ALL MATERIALS AND LABOUR IS NECESSARY TO COMPLETE THE BUILDING PROJECT IS INCLUDED. WHETHER INTERIOR, DRAWN ON PLANS OR NOT. LIABILITY WILL NOT BE ACCEPTED BY DESIGNERS FOR MATERIALS & LABOUR NOT SHOWN ON DRAWINGS OR REQUIRED BY COUNCIL.

NOTE: DO NOT CHANGE ANY DETAILS WITHOUT THE PRIOR WRITTEN CONSENT OF DESIGNERS.

LABOUR WILL NOT BE REQUIRED BY DESIGNERS FOR ANY MATERIALS OR LABOUR RELATED TO THEM THAT ARE NOT SHOWN ON PLANS



CODE COMPLIANCE CERTIFICATE
UNDER SECTION 43(3) BUILDING ACT 1991

APPLICABLE TO BUILDING CONSENT NUMBER

ABA 20020067

Applicant: CREATIVE MINDS LIMITED

SITE LOCATION:

Address: HOSPITAL ROAD, R 133

Legal Description: LOT 11 DP 38451 BLK II KAEO SD

Valuation No: 00133 40700

PROJECT DESCRIPTION:

Description of Work: ADD ROOM & DECKS TO EXISTING DWELLING

Intended Life: Indefinite, but not less than 50 years

THIS IS

- ☒ A final Code Compliance Certificate issued in respect of all of the building work under the above Building Consent.
- ☐ An interim Code Compliance Certificate in respect of part only, as specified in the attached particulars, of the building work under the above Building Consent.
- ☐ This certificate is issued subject to the conditions specified in the attached _____ pages headed "Conditions of Code Compliance Certificate" (being this certificate).

SIGNED FOR AND ON BEHALF OF THE COUNCIL

Name: LB Moor pp Attending

Position: Support Officer

Date: 02/11/2001



Issued by: Far North District Council

BUILDING CONSENT NUMBER: ABA 20020067

SECTION 31, BUILDING ACT 1991

DETAILS OF APPLICANT(S)

Name(s) CREATIVE MINDS LIMITED

Address P O BOX 256
KAEO 0471

Contact Person: BROWNE, JULIE

Telephone: 09 4050169

SITE LOCATION

Address: HOSPITAL ROAD, R 133

Legal Description: LOT 11 DP 38451 BLK II KAEO SD

Valuation No: 00133 40700 Location ID:

PROJECT DESCRIPTION

Intended Use(s) ADD ROOM & DECKS TO EXISTING DWELLING 00133-407-00

Estimated Value (including GST) \$ 25000

Floor Area 40.2

PROPOSED WORK

INTENDED LIFE

ADD ROOM & DECKS TO EXISTING DWELLING Indefinite, but not less than 50 years

This building consent is a consent under the Building Act 1991, to undertake building work in accordance with the attached plans and specifications, to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act, or permit any breach of any other Act.

This building consent is issued subject to endorsements shown on the approved plans and may be subject to any conditions as attached. ☐

SIGNED BY OR ON BEHALF OF COUNCIL

Nazim J. Khattak

SUPPORT OFFICER

Date: 25/07/2001



PROJECT INFORMATION MEMORANDUM NO. ABA 20020067
SECTION 31, BUILDING ACT 1991

DETAILS OF APPLICANT(S)

Name(s) CREATIVE MINDS LIMITED
Address P O BOX 256
KAE0 0471
Contact Person: BROWNE, JULIE
Telephone: 09 4050169

SITE LOCATION

Address: HOSPITAL ROAD, R 133
Legal Description: LOT 11 DP 38451 BLK II KAE0 SD
Valuation No: 00133 40700

PROJECT DESCRIPTION

Intended Use(s): ADD ROOM & DECKS TO EXISTING DWELLING
Estimated Value (including GST): \$ 25000
Floor Area: 40.2

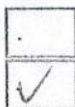
ADD ROOM & DECKS TO EXISTING DWELLING 00133-407-00

PROPOSED WORK:	ADD ROOM & DECKS TO EXISTING DWELLING
INTENDED LIFE:	Indefinite, but not less than 50 years

This Project Information Memorandum is....
(Cross where applicable)



Confirmation that the proposed work may be undertaken, subject to the provisions of the Building Act 1991, and requirements of the building consent.



Not yet applied for

No. 20020067 attached



Notification that the proposed work may not be undertaken because a necessary Authorisation has been refused



See Attached Conditions

FOR COUNCIL USE

Date Received: 18/7/2001

Application Fee: \$150.00

Receipt No: 111 436

PROJECT INFORMATION MEMORANDUM NO. ABA 20020067

SECTION 31, BUILDING ACT 1991

THIS PROJECT INFORMATION MEMORANDUM INCLUDES:

(Cross each applicable box, attach relevant documents and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings)

☒

Information identifying special features of the land concerned

Zoning: Residential - TDP
Residential - PDP

☐

Information about the land or buildings concerned notified to Council by any statutory Organisation having the power to classify land and buildings

☐

Details of relevant utility systems

☐

Details of authorisations which have been granted

☐

Details of authorisations which have not been refused

☐

Notification of any other authorisation which must be obtained before the proposed building work may be undertaken

SIGNED FOR AND ON BEHALF OF COUNCIL

Name:

Norwin Phillippe

Position:

SUPPORT OFFICER

Date:

23/07/2001

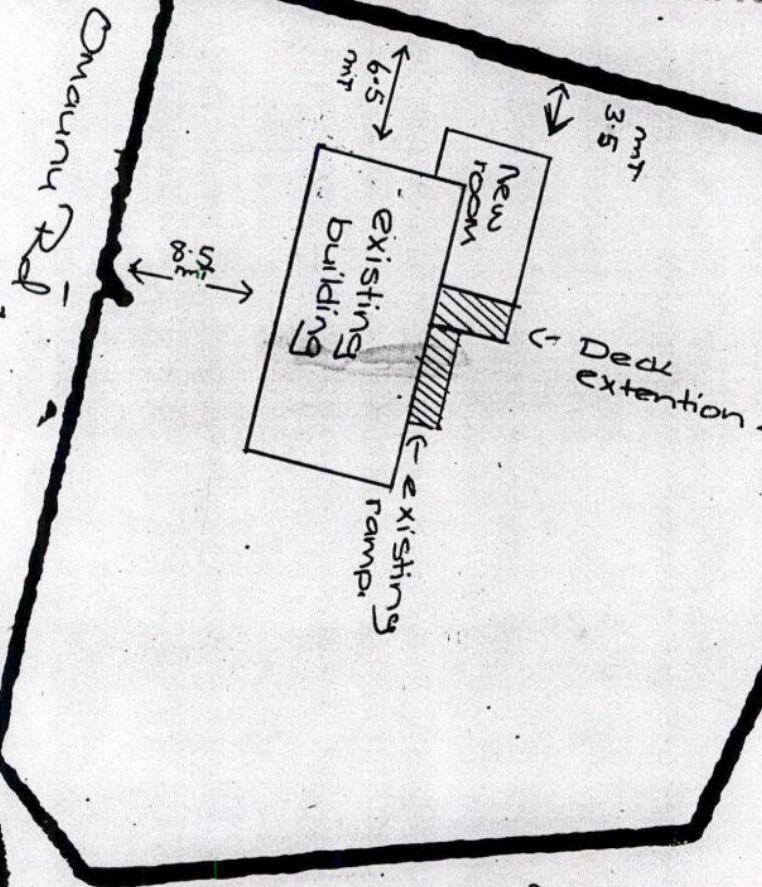
Creative Minds Ltd.

Site plan for

APPROVED PIM/BC 20020067
Date 23-07-01
Signed J. K. (5)
FARNORTH DISTRICT COUNCIL



All stormwater from roof,
driveways & watertank
overflow to be disposed
of to Council requirements



Cemetery Rd.

**BUILDER TO CHECK LOCATIONS,
LEVELS, DEPTHS ETC. OF ALL
INGROUND SERVICES PRIOR TO
COMMENCEMENT.**

These plans and specifications must
be kept 'on site' during construction.
All boundary pegs must be located and
flagged before work is commenced.

Far North District Council NOTIFIABLE INSPECTIONS		
Site Inspection	/	
Footings/Foundation	/	
Slab		
Roof beam		
Sub-floor	/	
Bracing	/	
Exposed Rafter Strapping	/	
Pre-line	/	
Sheet Bracing	/	
Other (specify)		
Final Inspection	/	

BUILDING PERMIT

(Office Copy)

AUTHORITYStats. No. **F****007408****WHANGAROA COUNTY COUNCIL**

No. _____

Receipt No. **G2618**Date Permit Issued **9 / 12 / 84****OWNER**Name **R. & S. SNELL**Mailing Address **OTOROA****R.O. 1****KAE0****BUILDER**Name **KERIKERI QUALITY HOMES**Mailing Address **P.O. BOX 259****KERIKERI****PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED****SITE**

Street No. _____

Street Name **DMAUNU ROAD**Town/District **KAE0**Riding **KAE0****LEGAL DESCRIPTION**Valuation Roll No. **170/9/1.**Lot **11** D.P. **38451**Section _____ Block **11**Survey District **KAE0****DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE****DAY CARE CENTRE****FLOOR AREA**Whole
Sq. Metres**86.****DWELLING UNITS**Number
Erected

ESTIMATED
VALUES
\$Building
Plumbing
Drainage
G.S.T.
TOTAL**43300.****1400.****45000.****NATURE OF PERMIT (TICK BOX)****NEW BUILDING**

- exclude domestic garages and domestic outbuildings

**FOUNDATIONS ONLY****ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED**
- include installation of heating appliances**NEW CONSTRUCTION
OTHER THAN BUILDINGS** - include demolitions**DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS****FEES APPLICABLE**

Building Permit	\$ 29040.	Water Connection	\$ _____
Street Damage Deposit ..	\$ _____		\$ _____
Building Research Levy ..	\$ 4500.		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ 19800.		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy ..	\$ _____	G.S.T.	\$ 5334
M.S. Plumbing	\$ _____	TOTAL:	\$ 58644.

Receipt No. **G2618**Date of Payment **9 / 12 / 84**Authorised Officer **M B Shepherd.**

Special Conditions: (In addition to those noted on reverse): _____



BCDEC

NOTICE TO APPLICANT

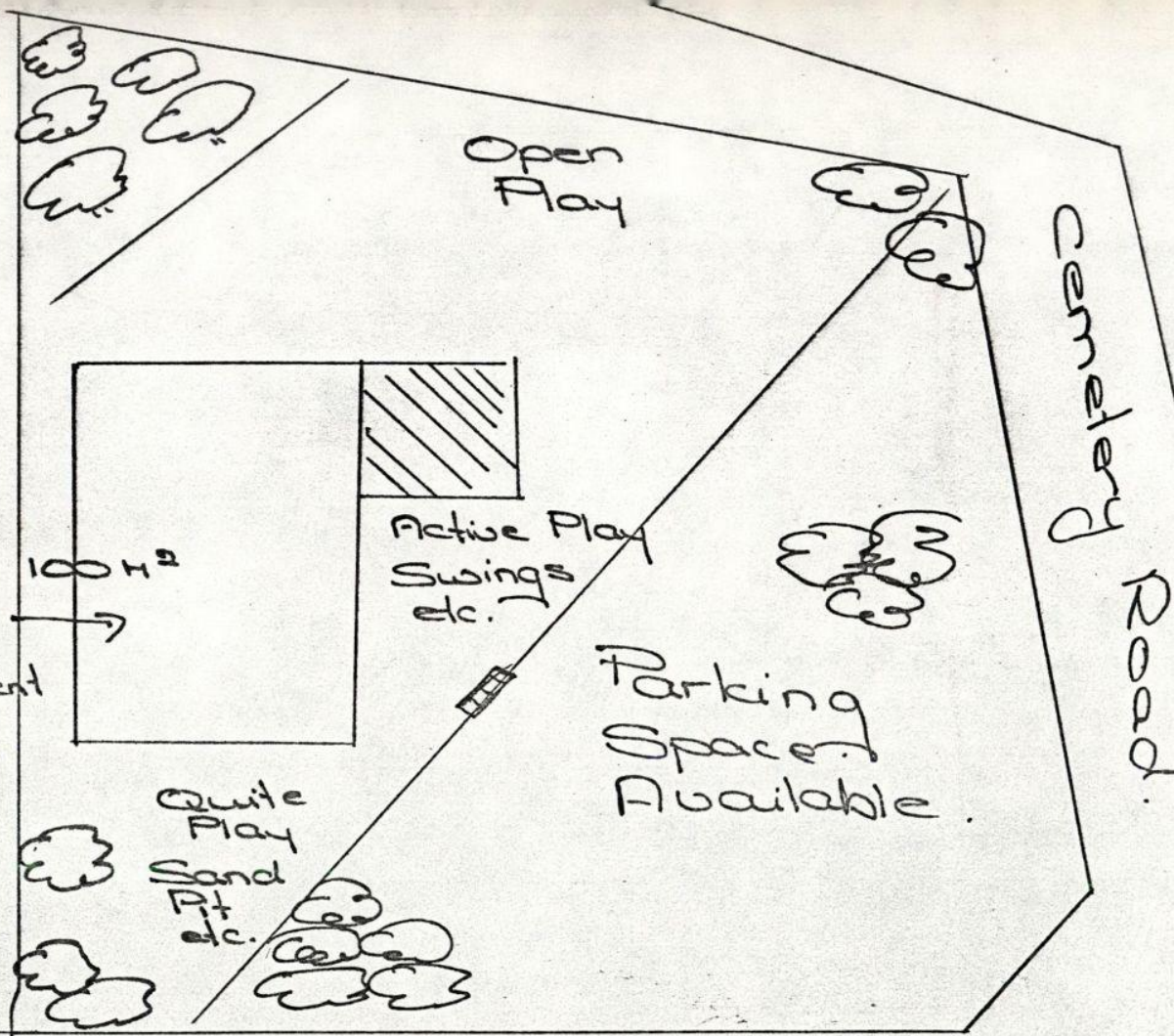
PERMISSION IS HEREBY GRANTED YOU to carry out the works as proposed in accordance with the drawings and other documents submitted, and with any conditions defined; such work to be subject to inspection at any time during progress and to be carried out in strict conformity with the requirements of the Council By-Laws.

IMPORTANT YOU ARE FULLY RESPONSIBLE for any damage done to any works such as telephone cables, power cables, water mains, gas mains, sewers, pipes, footpaths, roads or other services.

BC/MP/01A

Mark
Herbert's
House.

Building approx 100 m²
Kitchen & Sleeping
at rear to prevent
noise.



State
Houses.

Cemetery
Road.

Parking
Space
Available.

Hospital Road



S45

16 June 1987
Otoroa R.D.1.
Kaeo

The County Clerk
Whangaroa County Council
KAEO.

Dear Sir,

re RD and OA SNELL. Proposed Child Care Centre.

After considering your Engineers report we have decided to change the location of the proposed building site so that the foundations will be in firm dry material.

To lower the water table level in the swampy area of the section it is proposed to lay three subsoil drains which will flow into a cess pit to be placed at the end of the pipe that goes underneath the section on the Kaeo side.

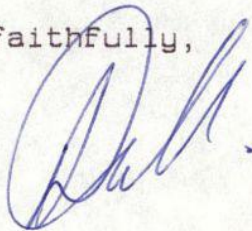
The entire swampy area including the subsoil drains will be covered in a blanket of free draining river shingle and then brought up with topsoil to match the level of the adjoining

section. Surface water will be fed into the top of the cess pit.

In order to reduce the amount of surface water present, the outlet drain of the culvet on Cemetery Road will be diverted into the roadside drain along Hospital Road. Likewise all surplus roof water will be placed in this drain.

We trust that these alternatives to the original proposal will allay your Engineers concerns.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'D. H.', is written over the closing text.

Enclosed: Sketch plan showing proposed building site and site works.

Sketch plan only
Not to scale.

Proposed cess-pit
with silt trap

RESIDENTIAL

Swampy Area.

Subsoil drains to be laid

Shaded area to be filled
with 300mm layer of filter material
covered with topsoil.

Proposed Building.

Surplus
Roof water

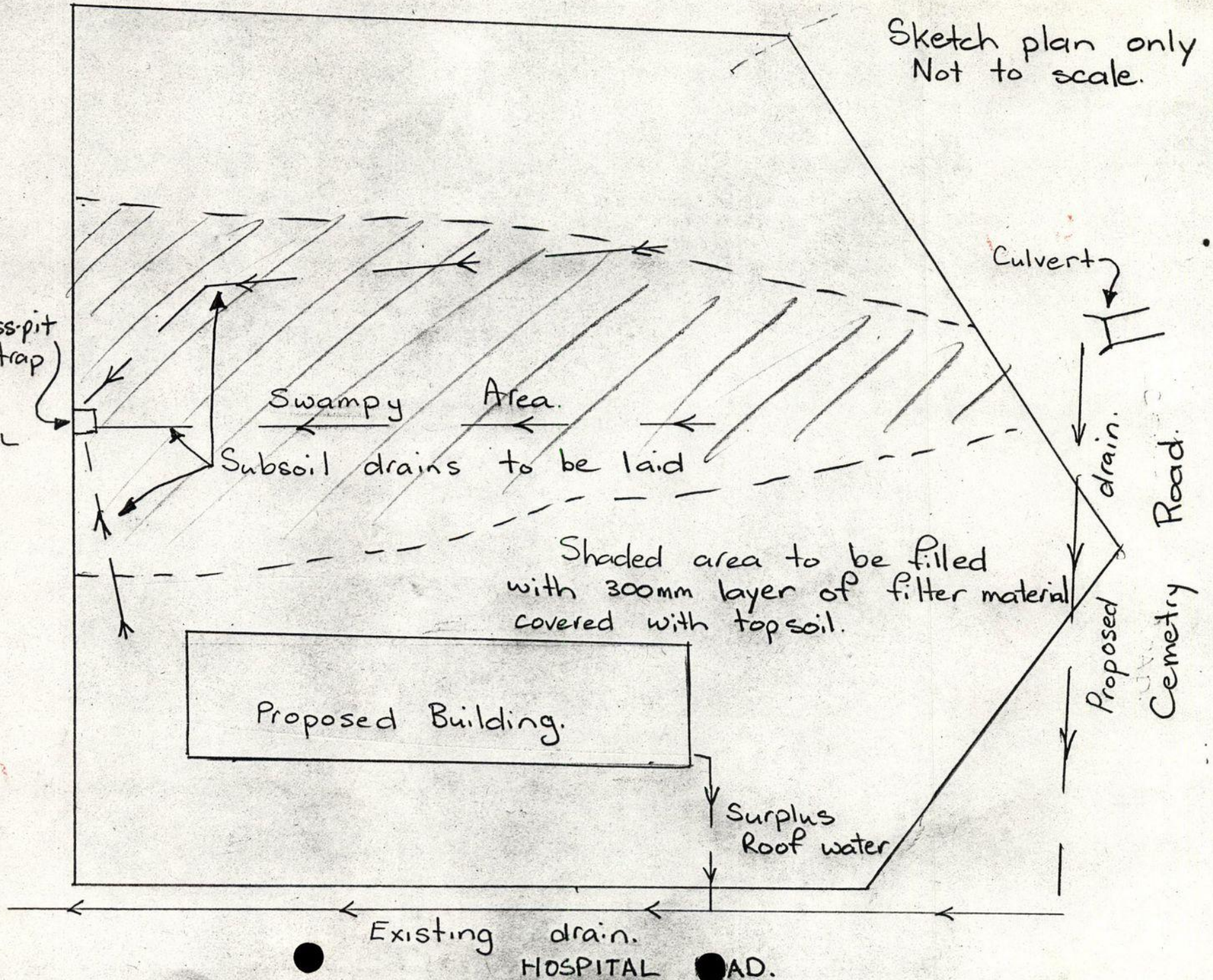
Existing drain.

HOSPITAL ROAD.

Culvert

Proposed drain.

Proposed
Cemetery Road.



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 Council's 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 PROPERTY 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

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

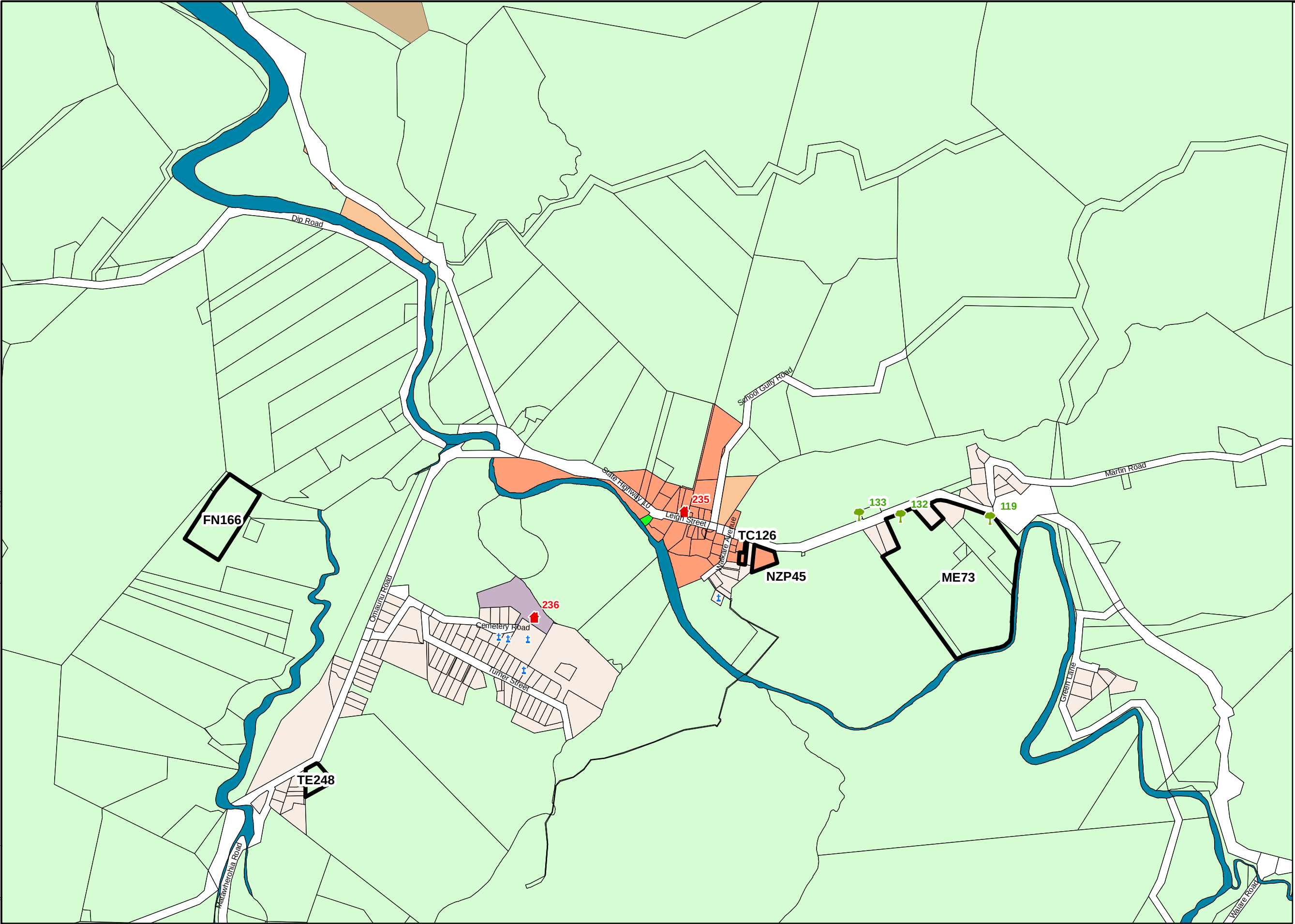
I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

2009

Far North

District Plan

Information



Zone

- Zone: Cemetery
- Zone: Historic
- Zone: Notable Trees
- Commercial
- Conservation
- Industrial
- Lakes & Rivers
- Minerals
- Recreational Activities
- Residential
- Road
- Rural Production
- Designations

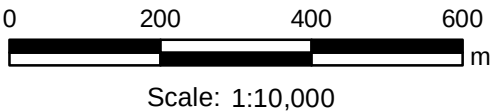
Note:
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

15	16	64	68
	67	70	17
20	21	73	22

Map Index
Map 73
KAO



Far North District Plan - Zone Maps



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.

7 URBAN ENVIRONMENT

CONTEXT

Redistribution and increase of population in the District is causing a demand for the expansion of some settlements. This has the potential to cause significant effects on the environment. In particular, urban expansion requires the provision of infrastructure (roads, electricity, telecommunications, water supplies, sewage and stormwater disposal systems, and community facilities such as parks and reserves, public parking, libraries and halls). It also results in a demand for residential, commercial, industrial and community activity.

Some other settlements have declining populations and a consequent decline in associated urban activities. This can have the effect of creating a surplus of infrastructure for the activities which wish to utilise them. These resources, such as buildings, roads and service infrastructure, cannot be moved to another location. Enabling people and communities to provide for their well-being by the use of such physical resources in innovative ways which do not have significant adverse effects on the environment is as important as managing development in expanding communities.

The various urban areas within the District have distinct, and often unique, amenity values. It is this variety which contributes to the diversity of the District and to the quality of life of its residents.

Amenity is protected in this Plan by providing separate zones for housing, industry and commerce, and by establishing appropriate thresholds. The thresholds reflect the different levels of sensitivity to environmental effects of the various urban activities.

A consequence of urban development is an increase in the area of impermeable surfaces. This in turn can affect the speed, volume and quantity of runoff into streams and rivers and can result in a significant deterioration of the natural environment of streams, rivers and the coast. This can be minimised through the use of Low Impact Design principles and through catchment-based management measures.

7.1 ISSUES

- 7.1.1 The demand for development which leads to urban expansion and the potential for this expansion to adversely affect the character and amenity of the areas in which it occurs.
- 7.1.2 The intensity of urban development generates a need for community-based utility services, in order to avoid adverse effects on the environment.
- 7.1.3 The adverse effects on communities of under-utilised buildings and infrastructure.
- 7.1.4 Amenity values within urban areas can be adversely affected by inappropriate subdivision, use and development.
- 7.1.5 Urban development results in an increase in impermeable surfaces and a risk of environmental degradation of streams, rivers and the coast and the habitats of flora and fauna that they contain.
- 7.1.6 Urban development leads to an increased demand for water in a District where there are summer shortfalls.
- 7.1.7 Increasing the intensity of urban development may generate more traffic and a demand for roads and access to them.

7.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 7.2.1 Urban areas developed in a manner that promotes sustainable management of natural and physical resources, while preserving the distinctive character and amenity of each area.
- 7.2.2 Urban areas where a wide range of activities are provided for in a manner which ensures that adverse effects on the environment are avoided, remedied or mitigated.
- 7.2.3 Urban areas containing a variety of residential and non-residential environments, providing for a level of amenity which is appropriate to the particular environment.

7.3 OBJECTIVES

- 7.3.1 To ensure that urban activities do not cause adverse environmental effects on the natural and physical resources of the District.
- 7.3.2 To enable the continuing use of buildings and infrastructure in urban areas, particularly where these are under-utilised.

- 7.3.3 To avoid, remedy or mitigate the adverse effects of activities on the amenity values of existing urban environments.
- 7.3.4 To enable urban activities to establish in areas where their potential effects will not adversely affect the character and amenity of those areas.
- 7.3.5 To achieve the development of community services as an integral and complementary component of urban development.
- 7.3.6 To ensure that sufficient water storage is available to meet the needs of the community all year round.

7.4 POLICIES

- 7.4.1 That amenity values of existing and newly developed areas be maintained or enhanced.
- 7.4.2 That the permissible level of effects created or received in residential areas reflects those appropriate for residential activities.
- 7.4.3 That adverse effects on publicly-provided facilities and services be avoided or remedied by new development, through the provision of additional services.
- 7.4.4 That stormwater systems for urban development be designed to minimise adverse effects on the environment.
- 7.4.5 That new urban development avoid:
 - (a) adversely affecting the natural character of the coastal environment, lakes, rivers, wetlands or their margins;
 - (b) adversely affecting areas of significant indigenous vegetation or significant habitats of indigenous fauna;
 - (c) adversely affecting outstanding natural features, landscapes and heritage resources;
 - (d) adversely affecting the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
 - (e) areas where natural hazards could adversely affect the physical resources of urban development or pose risk to people's health and safety;
 - (f) areas containing finite resources which can reasonably be expected to be valuable for future generations, where urban development would adversely affect their availability;
 - (g) adversely affecting the safety and efficiency of the roading network;
 - (h) the loss or permanent removal of highly productive and versatile soils from primary production due to subdivision and development for urban purposes.
- 7.4.6 That the natural and historic heritage of urban settlements in the District be protected (refer to **Chapter 12**).
- 7.4.7 That urban areas with distinctive characteristics be managed to maintain and enhance the level of amenity derived from those characteristics.
- 7.4.8 That infrastructure for urban areas be designed and operated in a way which:
 - (a) avoids remedies or mitigates adverse effects on the environment;
 - (b) provides adequately for the reasonably foreseeable needs of future generations; and
 - (c) safeguards the life-supporting capacity of air, water, soil and ecosystems.
- 7.4.9 That the need for community services in urban areas is recognised and provided for.

7.5 METHODS OF IMPLEMENTATION

DISTRICT PLAN METHODS

- 7.5.1 **Policies 7.4.1, 7.4.2 and 7.4.7** are implemented through patterns of zoning appropriate to each urban area and the zone rules in the Plan.
- 7.5.2 **Policies 7.4.3, 7.4.4 and 7.4.9** are implemented through controls on subdivision applications (**Chapter 13**) and on applications for land use consents.
- 7.5.3 Methods in **Chapter 12 - Natural and Physical Resources**, together with the zoning pattern, will achieve **Policies 7.4.5, 7.4.6 and 7.4.8**.

- 7.5.4 Financial contributions (**Chapter 14**), towards provision 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 (**Policy 7.4.3**).
- 7.5.5 Land suitable for urban expansion is identified in the **Zone Maps (Policy 7.4.5)** and also in structure plans e.g. the **Watea Structure Plan (Section 18.2)**.

OTHER METHODS

- 7.5.6 The Council may promote opportunities for development, particularly of urban areas with under-utilised physical resources, through means other than the Plan e.g. Mainstreet programmes.
- 7.5.7 The Council will investigate the introduction of bylaws requiring on-site water storage to be provided when land is subdivided or developed within the urban environment, notwithstanding that there may be an existing reticulated water supply.
- 7.5.8 The Council will investigate the need for, and opportunities to provide, additional water storage for new and existing settlements, especially those in coastal locations.
- 7.5.9 The Council will promote the use of Low Impact Design principles to reduce site impermeability and provide education material to increase awareness.

COMMENTARY

People accept changes as an inevitable consequence of life in the Far North but they also expect some degree of certainty in the development of urban areas. Certainty as to the effects of uses they and their neighbours can make of their land contributes to their well-being. Urban areas generally involve relatively intense forms of development that require communal services in order that the effects of development can be made acceptable. Having made the investment in these services it is sensible that the community is able to make continuing use of the services.

*The Plan is not prescriptive in respect of the types of activities that can occur in the urban areas of the District. Control of development as exercised through **Policies 7.4.2, 7.4.4, 7.4.7** and **7.4.8** is therefore aimed at avoiding, remedying or mitigating any adverse effects that activities may have on the environment.*

*For the same reason, **Policies 7.4.1** and **7.4.9** also target the need for activities to be consistent with, or to enhance, the amenity of the area in which they are located. Equity is important in this context. The policies apply equally to all people.*

***Policies 7.4.3** and **7.4.7** recognise that urban development implies relatively high density of development. This in turn requires the provision of community-based services if amenity values and the condition of the natural and physical environment are to be 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.

7.6 RESIDENTIAL ZONE

CONTEXT

The Residential Zone enables the development of residential areas where the effects of activities permitted in the zone are compatible with sustainable development and with the existing character and amenity, which is typically medium density residential living.

The zone contains specific amenity standards designed to protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017 and Lot 1 DP 46656 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between Maraenui Drive and the Kerikeri Town Centre.

The zone also contains specific provisions for protecting the residential amenity of the Coopers Beachfront Estate, as defined on *Planning Map 61*.

7.6.1 ISSUES

These issues supplement those set out in *Section 7.1*.

- 7.6.1.1 Areas that are predominantly residential, or that are identified for the future development of residential activity, can be adversely affected by development that does not have a residential character, scale and intensity similar to that of existing residential development.

7.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

These outcomes supplement those set out in *Section 7.2*.

- 7.6.2.1 Residential areas containing a range of activities that are compatible, in terms of their effects, with the predominant residential use and character of those areas.

7.6.3 OBJECTIVES

These objectives supplement those set out in *Section 7.3*.

- 7.6.3.1 To achieve the development of new residential areas at similar densities to those prevailing at present.
- 7.6.3.2 To enable development of a wide range of activities within residential areas where the effects are compatible with the effects of residential activity.
- 7.6.3.3 To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive.

7.6.4 POLICIES

These policies supplement those set out in *Section 7.4*.

- 7.6.4.1 That the Residential Zone be applied to those parts of the District that are currently predominantly residential in form and character.
- 7.6.4.2 That the Residential Zone be applied to areas which are currently residential but where there is scope for new residential development.
- 7.6.4.3 That the Residential Zone be applied to areas where expansion would be sustainable in terms of its effects on the environment.
- 7.6.4.4 That the Residential Zone provide for a range of housing types and forms of accommodation.
- 7.6.4.5 That non-residential activities only be allowed to establish within residential areas where they will not detract from the existing residential environment.
- 7.6.4.6 That activities with net effects that exceed those of a typical single residential unit, be required to avoid, remedy or mitigate those effects with respect to the ecological and amenity values and general peaceful enjoyment of adjacent residential activities.

- 7.6.4.7 That residential activities have sufficient land associated with each household unit to provide for outdoor space, planting, parking and manoeuvring.
- 7.6.4.8 That the portion of a site or of a development that is covered in buildings and other impermeable surfaces be limited so as to provide open space around buildings to enable planting, and to reduce adverse hydrological, ecological and amenity effects.
- 7.6.4.9 That sites have adequate access to sunlight and daylight.
- 7.6.4.10 That provision be made to ensure a reasonable level of privacy for inhabitants of buildings on a site.
- 7.6.4.11 That the built form of development allowed on residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), and those with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive remains small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

COMMENTARY

This Plan identifies the need to provide for both additional development in existing residential areas, and for the expansion of residential development into new areas.

The Council does not see the need, at this stage in the development of the District, for a sophisticated array of development controls. Rather, it has established rules that are designed generally to ensure that the type of residential development that has occurred historically in the Far North can continue provided adverse environmental effects are avoided, remedied or mitigated.

However, the Plan provides flexibility for new forms of residential activity, and also non-residential activity, to locate in residential areas. It is assumed that this type of development will be the exception rather than the rule in the Residential Zone. The effect of all activity must be consistent with the residential nature of surrounding development. This is important in enabling people to make decisions about the use and development of their land, and contributes to their well-being.

The entrance to 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 and vehicle crossings along Kerikeri Road 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 (over 1,000 vehicle movements per day). These require particular consideration in terms of the management of traffic effects.

7.6.5 ZONE RULES

Activities in the Residential 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**).

7.6.5.1 PERMITTED ACTIVITIES

An activity is a permitted activity in the Residential Zone if:

- (a) it complies with the standards for permitted activities set out in **Rules 7.6.5.1.1 to 7.6.5.1.17** below; and
- (b) it complies with the relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**.

7.6.5.1.1 RELOCATED BUILDINGS

Buildings are permitted activities provided that they comply with all the standards for permitted activities in the Plan, and further provided that where the building is a relocated building all work required to reinstate the exterior including painting and repair of joinery shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

7.6.5.1.2 RESIDENTIAL INTENSITY

- (a) Each residential unit for a single household shall have available to it a minimum net site area of:

Sewered sites: 600m²

Unsewered sites: 3,000m²

This minimum net site area may be for the exclusive use of the residential unit, or as part of land held elsewhere on the property, provided that a ratio of one residential unit per minimum net site area (as stated above) is not exceeded.

Except that this rule shall not limit the use of an existing site for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.

- (b) Accessory buildings on a site within the Coopers Beachfront Estate are a permitted activity provided that:
- (i) there is no more than one accessory building detached from each residential unit on the site; and
 - (ii) any accessory building which is detached from the residential unit has a total floor area of no more than 45m².

7.6.5.1.3 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:

2 persons per 600m² (sewered)

2 persons per 3,000m² (unsewered)

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.

7.6.5.1.4 BUILDING HEIGHT

The maximum height of any building shall be 8m.

7.6.5.1.5 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 that:

- (a) a building may exceed this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building

where it exceeds the standard is 2.7m (refer to Recession Plane Diagram B within the definition of Recession Plane in **Chapter 3 – Definitions**); and

- (b) 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.

7.6.5.1.6 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 50%.

7.6.5.1.7 SET BACK FROM BOUNDARIES

- (a) The minimum building setback from road boundaries shall be 3m, except that;
 - (i) no building shall be erected within 9m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive; and
 - (ii) no building shall be erected within 10m of the Cobham Road boundary on Lot 1 DP 28017 and Lot 1 DP 46656 or the Kerikeri Inlet Road boundary of Lot 1 DP 404507 (and any sites created as a result of a subdivision of these lots);
 - (iii) no new buildings as of 25 March 2019 shall be erected within 10m of the Kerikeri Inlet boundary of Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333.
- (b) The minimum set-back from any boundary other than a road boundary, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots), shall be 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary; and
- (c) Not less than 50% of that part of the site between the road boundary and a parallel line 2m there from (i.e. a 2m wide planting strip along the road boundary) shall be landscaped, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots). For the landscaping required on Lot 1 DP 28017 and Lot 1 DP 46656 (and any sites created as a result of a subdivision of these lots) refer to Rule 7.6.5.1.10 (b) below; and
- (d) The minimum set back from any other boundary other than the road boundary on Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots) shall be 3m.

Landscaping includes grassed areas but does not include paved areas, drive ways or car parking (refer to **Chapter 3 Definitions**).

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

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.

7.6.5.1.8 SCREENING FOR NEIGHBOURS - NON-RESIDENTIAL ACTIVITIES

Except along boundaries adjoining a Commercial or Industrial zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.

7.6.5.1.9 OUTDOOR ACTIVITIES

Except as otherwise provided by **Rule 7.6.5.1.10**, any activity may be carried out outside except that any commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles shall be carried out within a building.

7.6.5.1.10 VISUAL AMENITY

(a) Within the Coopers Beachfront Estate (as defined on **Planning Map 61**) domestic vehicles, and recreational vessels which are on a road trailer, may be stored on a site provided that:

- (i) no materials, machinery, non-domestic vehicles or non-trailer borne vessels shall be stored; and
- (ii) no repair, restoration or maintenance of any vessels shall be carried out; and
- (iii) no new commercial non-residential activity involving manufacturing, altering, repairing, dismantling or processing of any materials, live produce, goods or articles, shall be carried out

on a site in the Coopers Beachfront Estate, unless stored or carried out within a building, except during the period of construction and/or maintenance of a residential unit and/or accessory buildings on the site.

(b) Prior to any building work on Lot 1 DP 28017 and Lot 1 DP 46656 located on Cobham Road, Kerikeri (and any sites created as a result of a subdivision of these lots or any amalgamation of the lots) the following shall be provided:

- (i) The entire length of the road boundary, other than access points, shall be fenced using a visually permeable fence of varying heights not exceeding 1.8m and shall be planted to a depth of at least 3m from the road boundary with trees and shrubs that reflect the non weed species present along the road corridor. The planting shall predominantly visually mitigate and screen the built development within the site when viewed from the road. Full screening of all built development is not required. This fencing and planting shall be maintained in perpetuity.
- (ii) All other external boundaries of the above sites, not including the road or stream boundaries, shall be fenced using a visually permeable fence not exceeding 1.8m in height and shall be planted to a depth of at least 1.5m from the site boundary with shrubs and trees that will, in time, achieve a height sufficient to ensure the mitigation and screening of buildings within the site from neighbouring properties. Full screening of all buildings is not required. This planting shall be maintained in perpetuity.

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

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

7.6.5.1.11 TRANSPORTATION

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

7.6.5.1.12 SITE INTENSITY - NON-RESIDENTIAL ACTIVITIES

- (a) except as provided in (b) hereunder, the maximum net area of activities other than residential units on any site shall be 1,000m² for sewered sites, and 5,000m² for unsewered sites, except that this area may be exceeded for public reserves without buildings;
- (b) in the Coopers Beachfront Estate (as defined on **Planning Map 61**) retail sales of goods and services (excluding home stay accommodation, rental accommodation or holiday accommodation not being a camping ground or motor camp) are not a permitted activity.

7.6.5.1.13 HOURS OF OPERATION - NON-RESIDENTIAL ACTIVITIES

- (a) the maximum number of hours the activity shall be open to visitors, clients or deliveries shall be 50 hours per week; and
- (b) hours of operation shall be limited to between the hours:
 - 0700 - 2000 Monday to Friday
 - 0800 - 2000 Saturday, Sunday and Public Holidays

Provided that this rule does not apply:

- (i) where the entire activity is located within a building; and
- (ii) where each person engaged in the activity outside the above hours resides permanently on the site; and
- (iii) where there are no visitors, clients or deliveries to or from the site outside the above hours.

Exemptions: This rule does not apply to activities that have a predominantly residential function such as lodges, motels and homestays.

7.6.5.1.14 KEEPING OF ANIMALS

No site shall be used for factory farming, a boarding or breeding kennel or a cattery.

7.6.5.1.15 NOISE

All activities shall be conducted so 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 or within the notional boundary of any dwelling in a rural or coastal zone:

0700 to 2200 hours	50 dBA L ₁₀
2200 to 0700 hours	45 dBA L ₁₀ and 70 dBA L _{max}

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"*.

7.6.5.1.16 HELICOPTER LANDING AREA

Helicopter landing areas are not permitted.

7.6.5.1.17 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 45% of the gross site area.

7.6.5.2 CONTROLLED ACTIVITIES

An activity is a controlled activity in the Residential Zone if:

- (a) it complies with all of the standards for permitted activities under **Rules 7.6.5.1** except for **7.6.5.1.6 Stormwater Management**; and

- (b) it complies with **7.6.5.2.1 Stormwater Management** below; and
- (c) 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 must approve an application for a land use consent for a controlled activity but it may impose conditions on that consent.

7.6.5.2.1 STORMWATER MANAGEMENT

The maximum proportion or amount of the gross site area covered by buildings and other impermeable surfaces shall be 60% or 600m², 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 7.6.5.1.6**. 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 of run-off;
- (i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

7.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

An activity is a restricted discretionary activity in the Residential Zone if:

- (a) it does not comply with any one of the following **Rules 7.6.5.1.2 Residential Intensity; 7.6.5.1.3 Scale of Activities; 7.6.5.1.4 Building Height; 7.6.5.1.5 Sunlight; 7.6.5.1.7 Setback from Boundaries; 7.6.5.1.11 Transportation; 7.6.5.1.15 Noise** and/or **7.6.5.1.17 Building Coverage** as set out above; but
- (b) it complies with all of the other rules for permitted and controlled activities under **Rules 7.6.5.1 and 7.6.5.2**; and
- (c) it complies with **Rules 7.6.5.3.1 Residential Intensity; 7.6.5.3.2 Scale of Activities; 7.6.5.3.3 Building Height; 7.6.5.3.4 Sunlight; 7.6.5.3.5 Building Coverage; 7.6.5.3.6 Transportation; 7.6.5.3.7 Setback from Boundaries** and **7.6.5.3.8 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.

7.6.5.3.1 RESIDENTIAL INTENSITY

Each residential unit for a single household shall have available to it a minimum net site area of:

Sewered sites: 300m²

Unsewered sites: 2,000m²

This minimum net site area may be for the exclusive use of the residential unit, or as part of land held elsewhere on the property, provided that a ratio of one residential unit per minimum net site area (as stated above) is not exceeded.

Except that this rule shall not limit the use of an existing site for a single residential unit for a single household, provided that all other standards for permitted, controlled or restricted discretionary activities are complied with.

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

- (a) the character and appearance of building(s) and the extent to which they will be compatible with the principal activity on the site and with other buildings in the surrounding area;
- (b) the siting of the building(s), decks and outdoor areas relative to adjacent properties in order to avoid visual domination and loss of privacy and sunlight to those properties;
- (c) the size, location and design of open space and the extent to which trees and garden plantings are utilised for mitigating adverse effects;
- (d) the ability of the immediate environment to cope with the effects of increased vehicular and pedestrian traffic;
- (e) the location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic;
- (f) location in respect of the roading network – sites on local roads are not generally considered appropriate for activities which generate high levels of pedestrian and vehicular activity;
- (g) noise generation and the extent to which reduction measures are used;
- (h) any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater;
- (i) whether the development is designed in a way that avoids, remedies or mitigates any adverse effects of stormwater discharge from the site into reticulated stormwater systems and/or natural water bodies;
- (j) the ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s) permitted on the site;
- (k) the degree to which mitigation measures are proposed for loss of open space and vegetation;
- (l) any adverse effects on the life supporting capacity of soils;
- (m) the suitability of sites for building and access;
- (n) visual effects of site layout on the natural character of the coastal environment;
- (o) the effect on indigenous vegetation and habitats of indigenous fauna.

7.6.5.3.2 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 same household shall not exceed:

4 persons per 600m² (sewered)

4 persons per 3,000m² (unsewered)

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.

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

- (i) the siting of the building(s), decks and outdoor areas relative to adjacent properties in order to avoid visual domination and loss of privacy and sunlight to those properties;
- (ii) the location and design of vehicular and pedestrian access, on site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic;
- (iii) the extent to which hours of operation are appropriate in terms of the surrounding environment;
- (iv) noise generation and the extent to which reduction measures are used;
- (v) any servicing requirements and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater;
- (vi) where a property is adjacent to a public reserve, the potential impacts on the public use and enjoyment of that reserve.

7.6.5.3.3 BUILDING HEIGHT

The maximum height of any building shall be 9m.

In assessing an 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.

7.6.5.3.4 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**).

In assessing an 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 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.

7.6.5.3.5 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a restricted discretionary activity if the total Building Coverage of a site does not exceed 55% or 550m², whichever is the lesser, 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.

7.6.5.3.6 TRANSPORTATION

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

7.6.5.3.7 SETBACK FROM BOUNDARIES

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

- (a) the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites;
- (b) the extent to which the building(s) intrudes into the street scene or reduces outlook and privacy of adjacent properties;
- (c) the extent to which the buildings restrict visibility for vehicle manoeuvring;
- (d) the ability to mitigate any adverse effects on the surrounding environment, for example by way of street planting;
- (e) for Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots) and sites having frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:
 - (i) the scale of the buildings;
 - (ii) the extent of setback from Kerikeri Road and Cobham Road;
 - (iii) the visual appearance of the site from the Kerikeri Road and Cobham Road frontage;
 - (iv) the extent to which the building(s) are in harmony with landscape plantings and shelter belts;
- (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.

7.6.5.3.8 NOISE

In assessing an application resulting from a breach of **Rule 7.6.5.1.15 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.

7.6.5.4 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity in the Residential Zone if:

- (a) it complies with **Rules 7.6.5.1.13 Hours of Operation for Non-residential Activities** and **7.6.5.1.14 Keeping of Animals** for permitted activities set out above; 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 7.6.5.1, 7.6.5.2, and 7.6.5.3** 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.

7.6.5.4.1 HELICOPTER LANDING AREA

Any helicopter landing area.

13 SUBDIVISION

CONTEXT

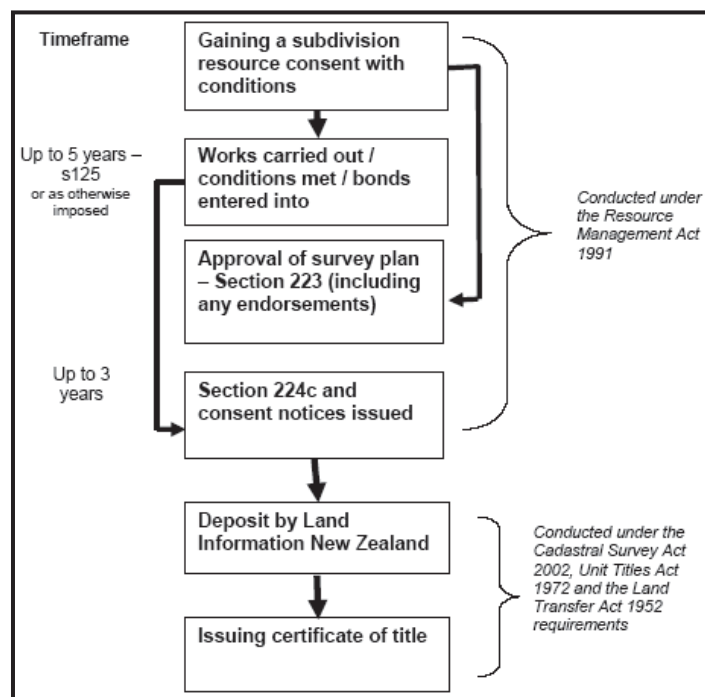
The Far North District Council is responsible for issuing two types of resource consents – land use consents and subdivision consents. In many cases both types of consents must be obtained before a development can proceed. Consents may also be needed from the Northland Regional Council. This chapter 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)
The minimum lot size is 20ha. 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 in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity. Note 3: Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.	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. 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 in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity.	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. Note 1: There is no restriction on the number of 4ha lots in a subdivision (clause 1). 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.

(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)
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. 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.		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 2. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. Note: Any further subdivision under this alternative (Clause 1) is a Non-complying Activity.

(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)
The minimum lot size is 4,000m² Note 1: There is no restriction on the number of 4,000m² 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).		The minimum lot size is 3,000m² Note: There is no restriction on the number of 3,000m² lots in a subdivision.

(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)
The minimum lot sizes are 3,000m² (unsewered) and 600m² (sewered).		The minimum lot sizes are 2,000m² (unsewered) and 300m² (sewered).

(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)
The minimum lot size is 20ha except in the General Coastal Zone. 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. 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).	The minimum lot size is 20ha in the General Coastal Zone.	1. For the Rural Production, General Coastal and Coastal Living Zones subdivision via a management plan as per Rule 13.9.2; 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. 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).
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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)
	Subdivision of up to 60 new lots for residential (golf living) purposes, 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.	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.