Foreword

Following two and a half years of development, it is my pleasure to present the Kaipara Proposed District Plan, which is a statutory document that manages land use and subdivision activities in the district. The District Plan is only required to be reviewed once every ten years and I consider it a real honour to lead the process of developing this new plan. This is a visionary document, which sets the path forward for a liveable prosperous Kaipara District. It enables growth in areas where it is most needed and looks to carefully manage growth where there is high demand.

The plan has been developed with a high-level directive that it must be simple and enabling. This is to allow our ratepayers to get on with their lives and use their land to their best advantage, whilst still having consideration for their neighbours. The plan is strategically aligned with our Long-Term Plan Vision: Kaipara - the place to be! Our Council wants to make Kaipara a place that is easy to do business, and to attract new residents, businesses and investment.

The plan provides for extensive rezoning across the district to provide for residential, commercial and industrial expansion of our towns to enable economic growth. It also proposes rural residential zoning, which is new to Kaipara. This zone will allow for the development of smaller rural lots within close proximity to towns and services. Primary production is still prioritised in the rural zone, as this is a critically important part of the Kaipara economy.

The notification of the Proposed District Plan now allows Council to seek feedback from the community through submissions and hearings.

I look forward to hearing your views on this important document!

Regards

Craig Jepson
Mayor
Kaipara District

PART 1 - Introduction and General Provisions

INTRODUCTION

Mayor's Foreword
Contents
Purpose
Description of the District

HOW THE PLAN WORKS

Statutory context
General Approach
Cross Boundary Matters
Relationship Between Spatial Layers

INTERPRETATION

Definitions
Abbreviations
Glossary

NATIONAL DIRECTION INSTRUMENTS

National Policy Statements and New Zealand Coastal Policy Statement
National Environmental Standards
Regulations

TANGATA WHENUA / MANA WHENUA

Tangata Whenua / Mana Whenua

PART 2 - District-Wide Matters

STRATEGIC DIRECTION

Strategic Direction
Vision for Kaipara
Historic Heritage
Natural Environment
Natural Hazards and Resilience
Tangata Whenua / Mana Whenua
Urban Form and Development
Financial Contributions

ENERGY, INFRASTRUCTURE, AND TRANSPORT

Renewable Electricity Generation
Infrastructure
Transport

HAZARDS AND RISKS

Contaminated Land
Hazardous Substances
Natural Hazards

HISTORICAL AND CULTURAL VALUES

Historic heritage
Notable trees
Sites and areas of significance to māori

NATURAL ENVIRONMENT VALUES

Ecosystems and Indigenous Biodiversity
Natural Character of Wetlands, Lakes and Rivers
Natural Features and Landscapes
Public Access

SUBDIVISION

Subdivision

GENERAL DISTRICT-WIDE MATTERS

Coastal Environment
Earthworks
Light
Noise
Signs
Temporary Activities

PART 3 - Area-specific matters

ZONES

Residential zone:
General residential zone

Rural zones:
General rural zone
Rural lifestyle zone

Commercial zone:
Commercial zone

Industrial zones:
Heavy industrial zone
Light industrial zone

Open space and recreation zones:
Natural open space zone
Open space zone
Sport and active recreation zone

Special purpose zones:
Estuary Estates (Mangawhai Central)
Hospital zone

Māori purpose zone
Mangawhai Hills special purpose zone
Trifecta special purpose zone

DESIGNATIONS

Overview
CTS - Channel Terminal Services Limited
FGL - First Gas Limited
KDC - Kaipara District Council
KRH - Kiwi Rail Holdings Limited
MCOU - Minister for Courts
MEDU - Minister of Education
MPOL - Minister of Police
NZTA - New Zealand Transport Agency Waka Kotahi
NPL - Northpower Limited
TPR - Transpower New Zealand Limited

PART 4 - Schedules and Appendices

SCHEDULES

SCHED1 - Historic Heritage Resources
SCHED2 - Notable Trees
SCHED3 - Sites and Areas of Significance to Māori
SCHED4 - Outstanding Natural Features
SCHED5 - Outstanding Natural Landscapes
SCHED6 - Natural Character Areas
SCHED7 - Coastal Environmental

APPENDICES

Appendix 1 - Estuary Estates Design and Environmental Guidelines
Appendix 2 - Estuary Estates Structure Plan Map
Appendix 3 - Estuary Estates Sub-Zone Plan
Appendix 25A - Mangawhai Design Guidelines

Purpose

Every district in New Zealand must have a district plan prepared under the Resource Management Act 1991 (RMA). District plans aim to sustainably manage land use, subdivision, and development within the district. A district plan identifies where activities can take place, how land can be developed, and what natural and cultural features should be protected.

This plan applies objectives, policies, and rules to manage the environmental effects of land use and subdivision in Kaipara district. The plan addresses district-wide matters that are appropriate to be managed at a district-wide scale. It also identifies zones and other management areas, controls activities and issues within those areas, and recognises and provides for the relationship between Mana Whenua and their areas of interest.

Description of the District

Kaipara Te Oranganui - Two Oceans, Two Harbours

Kaipara District has several features that set it apart from other districts. These features create constraints but also offer opportunities for the continued growth of our district.

The district is geographically extensive, and the roughly triangular district covers some 310,900 hectares, stretching from Waipoua Forest in the northwest to the south of Kaiwaka in the southeast. This extensive reach allows the district to lay claim to the phrase "Two Oceans, Two Harbours" with Kaipara Harbour and the Tasman Sea on the West Coast, and Mangawhai Harbour and the Pacific Ocean on the East Coast. The Northern Wairoa River bisects the district, which, along with its tributaries, flows into the northern end of the Kaipara Harbour draining a catchment area of 3650 square kilometres.

Kaipara is the southernmost district of Northland Region, placed between two large population centres, Whangarei, Northland's only city, and Auckland, New Zealand's largest city. The usually resident population of Kaipara District at the 2023 Census was 25,899 following strong growth between 2018 and 2023 of 13.2%.

Dargaville and Mangawhai are the two main service towns. Mangawhai has experienced rapid population growth in recent years. Other settlements include Maungatūroto and Kaiwaka. There are also many smaller settlements.

A large portion of the district is used for farming, forestry and agriculture while other major industries include manufacturing. Kaipara contains extensive areas of highly productive land supported by a mild subtropical climate.

Statutory Context

Resource Management Act 1991

The purpose of a district plan is to assist councils to carry out their functions to achieve the purpose of the Act (RMA section 72). The purpose is "to promote the sustainable management of natural and physical resources"; (section 5). When exercising its functions and powers under the Act, council must:

1. Recognise and provide for the matters of national importance that are listed in section 6;
2. Have regard to matters listed in section 7; and
3. Take into account the principles of the Treaty of Waitangi under section 8.

These matters are addressed in the strategic objectives, and the objectives, policies, rules and standards throughout this District Plan.

Council functions

Council's functions under RMA section 31 are to:

1. Achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources;
2. Ensure there is sufficient development capacity in respect of housing and business land to meeting the demands of the district;
3. Control effects of the use, development, or protection of land, including for the purpose of:
    a. Avoiding or mitigating natural hazards;
    b. The prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land;
    c. The maintenance of indigenous biodiversity;
    d. Control the emission and effects of noise; and
    e. Control effects of activities on the surface of lakes and rivers.

These functions have been implemented throughout the plan to the extent necessary.

Tangata Whenua/Mana Whenua

The RMA requires Councils to:

1. Recognise and provide for:
    a. the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga - s6(e);
    b. the protection of historic heritage from inappropriate subdivision, use and development - s6(f);
    c. the protection of protected customary rights - s6(g);
2. Have particular regard to kaitiakitanga - s7(a);
3. Take into account the principles of Te Tiriti o Waitangi in managing the use, development and protection of physical and natural resources - s8;
4. Take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the District - s74.

The matters are provided for through the District Plan.

These matters are addressed in this plan in:

1. Part 1 - The Tangata Whenua / Mana Whenua chapter;
2. Part 2 - The Strategic Direction chapter;
3. Part 2 - The Sites and Areas of Significance to Māori chapter;
4. Part 3 - The Māori Purposes Zone chapter;
5. Relevant iwi planning documents (IHEMP) are referenced in these chapters and taken into account in resource management decision-making in Kaipara District:
    a. o Te Uri o Hau Kaitiakitanga o te Taiao; and
    b. o Nga Ture Mo Te Taiao O Te Roroa.

Relationship with other planning documents

In addition, the plan gives effect to, has regard to (or is not inconsistent with) various related documents to achieve the integrated management of natural and physical resources as directed by the Act.

While preparing the Kaipara District Plan, Council has considered and given effect to relevant National Policy Statements, the New Zealand Coastal Policy Statement, the National Planning Standards, and the Regional Policy Statement for Northland, regional plans, water conservation orders, heritage orders, National Environmental Standards and Government Regulations. Refer to Part 1 - National Direction Instruments for:

1. National Policy Statements and New Zealand Coastal Policy Statement;
2. National Environmental Standards; and
3. Regulations

The plan has been prepared so it is not inconsistent with the Proposed Regional Plan for Northland and operative regional plans. The Council will undertake plan changes, if necessary, where these plans or policy documents are proposed or altered during the life of this District Plan.

Considered documents

During preparation of the Kaipara District Plan, Council had regard to these additional documents:

1. The New Zealand Heritage List/Rārangi Kōrero made under the Heritage New Zealand Pouhere Taonga Act 2014. Relevant provisions are in the Strategic Directions, Historic Heritage, and Sites and areas of significance to Māori chapters.
2. The National Adaptation Plan 2022 and Emissions Reduction Plan 2024 made under the Climate Change Response Act 2002. Relevant provisions are in the Natural hazards chapter.
3. Kaipara District Spatial Plan - Ngā Wawata 2050 - Our Aspirations. The spatial plan identifies the elements that influence development and management of the District's physical environment. The key Urban Spatial Plans for Dargaville, Maungatūroto, Kaiwaka and Mangawhai are supplemented with the development potential of smaller settlements and villages, especially along the coast and the Kaipara Harbour.
4. The Kaipara Long-Term Plan 2024-2027. This promotes social, economic, cultural, and environmental wellbeing, and states five key community outcomes: prosperous economy, affordable living, dependable roading, vibrant communities and healthy environment. The Long-Term Plan sets budget priorities and programmes. It controls funding for infrastructure development, planning and heritage work, among other things relevant to the District Plan.

Other relevant planning documents

1. Kaipara District Long-Term Plan 2024-2027
2. Council Bylaws and Policies
3. Reserve Management Plans
4. Kaipara Kai
5. Kaipara Water
6. Walking and Cycling Strategy
7. Economic Data

General Approach

Kaipara district plan structure

The Kaipara District Plan has two components: Planning Maps and written text.

The Planning Maps show all properties in the district, and their relevant zone, overlay areas (e.g. flood hazard areas), designations, heritage items and other features referred to in the text. The Planning Maps can be viewed online in the EPlan.

The text contains four parts:

1. Introduction and general provisions:
   Explanation of District Plan context (including Tangata Whenua context), practical application guides, definitions. There are no objectives, policies or rules in Part 1.

2. District-wide matters:
   Chapters contain objectives, policies and rules that apply across the district, for example, strategic direction, subdivision, earthworks, noise, and signs. Some Chapters in Part 2 manage mapped areas and places (Overlays) that have distinctive values or risks.

3. Area-specific matters:
   Chapters for each zone state relevant objectives, policies and rules. All land is identified as part of a zone on the Planning Maps, excluding roads. Other chapters describe Designations that authorise the use of land by requiring authorities (such as the Crown, councils or utility operators) for a particular project or public work.

4. Schedules and appendices:
   Schedules list Historical Heritage items, Notable Trees, Sites and areas of significance to Māori, Outstanding Natural Features and Landscapes. Appendices contain technical information and detailed standards referred to in multiple chapters. There are no objectives, policies or rules in Part 4.

See Contents for full lists of chapters in each part. Each chapter contains an overview of subject matter.

Format of chapters in Parts 2 and 3

Each chapter in Parts 2 and 3 contains these sections:

1. Overview
2. Objectives
3. Policies
4. Rules (if any)
5. Standards (if any

Every chapter has a unique abbreviation that identifies the topic being covered. For example, the Earthworks chapter is identified as EW and provisions include EW in the numbering system.

Objectives, policies, rules and standards

1. Objectives set out the outcomes to be achieved for the topic. Objectives are numbered, for example EW-O2 in the earthworks chapter, where 'O' means 'objective'; '2' means the second objective in that chapter.).
2. Policies set out how the objectives are to be achieved. Policies are numbered, for example EW-P3 (where the 'P'; means 'policy').
3. Rules have the effect of regulations. Rules define whether resource consent is required, by stating the activity status (see below) for different activities that may be proposed. Rules may state performance standards that need to be complied with to meet the activity status. Rules are numbered, for example, EW-R6 (where the 'R' means 'rule').
4. Standards are part of the rules. Some are written directly into rules. Other standards are grouped after the rules. These are separated from the rules to assist readability, or to avoid repetition of standards

referenced in more than one rule. Standards are numbered, for example EW-S1 (where the 'S' means 'standard'.)

Determining activity status and resource consents requirements

Each rule in the plan states the activity status of an activity in one of the RMA activity categories of Permitted, Controlled, Restricted Discretionary, Discretionary, Non-complying, or Prohibited.

The activity status determines whether a resource consent is required, and what needs to be considered when deciding whether a consent application can be approved. Unless your proposal is a permitted activity, you will need a resource consent.

The following table explains the planning approach for each activity status. The left column indicates the presentation used in the rules.

Rule / Activity Status	Is resource consent required?	Planning Approach
Activity Status: Permitted	No	Activity, as defined in the plan and subject to compliance with any standards, can be done without resource consent.
Activity Status: Controlled	Yes	Council must grant consent, and may impose conditions, but only on the matters over which the District Plan has specifically reserved its control. These 'Matters of Control' are set out in the rule.
Activity Status: Restricted Discretionary	Yes	Consent may be granted or refused. In deciding whether to grant consent, council is restricted to considering only the "matters over which discretion is restricted." These will be the matters stated in the relevant rule, plus in relevant cases some additional general matters of discretion stated in the section below Additional Matters of Control and Discretion. If consent is granted, it can be subject to conditions within the scope of the matters over which discretion is restricted.
Activity Status: Discretionary	Yes	Council can exercise its full discretion in deciding to decline or grant consent with or without conditions. Often the District Plan provides assessment criteria (in the rule tables) to assist with the consideration of discretionary activities. However, Council's discretion is

		not limited to consideration of these criteria.
Activity Status: Non-Complying	Yes	Council may consider any relevant matters within Council's jurisdiction. Resource consent may only be granted, and conditions imposed, if: 1. The adverse effects of the activity are minor; or 2. The activity is not contrary to the objectives and policies of the Plan.
Activity Status: Prohibited	No application possible	The activity cannot be undertaken, and no consent can be applied for, or granted.

An application for resource consent for a proposal must address all rules under which consent is required for that proposal under the District Plan and all relevant matters (e.g. matters of control/discretion). If the applicant considers any such matters are not applicable to the proposal, the application must clearly set out the reason why it is not applicable.

Step-by-step process for identifying activity status

Step 1: Check the planning maps

Identify your site on the Planning Maps, using the EPlan property search function, and note:

1. The zone for your site (e.g. General residential zone); and
2. Whether any overlay areas or features are mapped such as heritage items, flood hazard areas or designations.

Step 2: Find the relevant chapters

1. Find the zone chapter in Part 3 of the plan and overlay chapters in Part 2. For example, if your site is within the General rural zone, and includes a Site of Significance to Māori, you will need to start by checking:
    a. Part 2 - District-Wide Matters: Historical and Cultural Values - Sites and Areas of Significance to Māori; and
    b. Part 3 - Area Specific Matters: Zones - Rural zones - General rural zone.
2. Relevant information may also be found in:
    a. Part 1 which defines terms used in the chapter text, and the Tangata whenua/Mana whenua chapter will help to identify relevant iwi where consultation is needed.
    b. Part 4 - Schedule 3, Sites and areas of significance to Māori contains site and area descriptions.
3. Activities that are not specifically mentioned:
    a. Activities that are not mentioned in a Part 2 chapter are generally permitted in that chapter.
    b. Activities that are not mentioned in a Part 3 (zone) chapter are covered by a general rule (e.g. rule GRZ-R20 "Any activity not otherwise provided") that states the applicable activity status.

Step 3: Find district-wide chapters not indicated on planning maps

Look through the Part 2 District-wide Matters chapters to find any other chapters that are relevant but are not indicated by the Planning Maps. Many subdivisions and developments involve earthworks, temporary activities, signs, noise, light or vibration. Indigenous vegetation removal may be involved in some cases. The Financial Contributions chapter will indicate if the activity is subject to financial contributions. The Subdivision and Public Access chapters contain esplanade requirements.

Step 4: Check whether any National Environmental Standards apply

Check if any National Environmental Standards (NES) relate to the activity you are wanting to do, in addition to the rules in the District Plan. An NES may be more or less stringent than the district plan (the relevant NES will stipulate this). Some district plan chapters, e.g. Contaminated Land, contain objectives and policies relevant to resource consents under relevant NES.

Step 5: Consider all the applicable rules

All the chapters in Part 3 and most of the chapters in Part 2 contain rules that establish the status of an activity. Rules will generally include standards that need to be met for that activity status to apply. If you do not comply with a particular standard, the rule will state a different status. Unless what you are proposing is a permitted activity, you will need a resource consent.

Even if what you are doing is permitted under one rule, you will still need to check all relevant rules that apply to what you are proposing. For example, building a new house in the General Residential zone is a permitted activity under Rule GRZ-R1 Buildings and structures, subject to meeting particular standards. If you comply with these standards, then the new house is a permitted activity under that rule. However, other rules often apply.

The relevant Part 2 chapters identified in steps 2 and 3 above may contain rules that require consent separately from the zone chapter. For example, a new house in the General residential zone may meet the requirements of GRZ-R1 and other zone rules, but it might infringe rules on earthworks, transport, natural hazards, heritage or one of the mapped overlay areas, such as the Coastal Environment.

Where an activity is subject to multiple rules of the Plan, unless expressly stated otherwise in the Plan, each of the rules apply and must be complied with.

If more than one rule applies to your activity and different activity statuses apply, the activity will adopt the highest activity status and will be assessed under that status. Generally, all aspects of an activity needing resource consent will be "bundled" together in a single application.

Exceptions to consent requirements

1. **Existing use rights:**
   Resource consent is not required if an activity is deemed as have existing use right under sections 10, 10A or 10B of the RMA. It is the responsibility of the person carrying out the activity to provide evidence to Council demonstrating the existing use right.
2. **Emergency works:**
   RMA section 330 authorises emergency work by local authorities, network and utility operators, and a person having financial responsibility for a public work (e.g. a Minister of the Crown) without obtaining a resource consent beforehand.
3. **Boundary activities:**
   Under RMA section 87BA, with the neighbours' written approval, it may be permitted to build within a side yard setback or height-to-boundary control, if these are the only matters you require a resource consent for. This is called a "deemed permitted boundary activity". There are specific requirements for this to apply and for the format of neighbours' consent, so professional advice is recommended.
4. **Marginal or temporary non-compliance with requirements:**
   RMA section 87BB gives council discretion to permit some activities where the plan otherwise requires consent. There must be no other Plan rules infringed, no affected parties, and the effects are no different than there would be without the marginal or temporary rule infringement. Approval can only be granted for activities to be undertaken through this process via either a resource consent application or a building consent or pre-planning meeting.

Other approvals may be needed

You may need to obtain an authority for your proposal or activity separate to any resource consent required under this District Plan. For example:

1. **Building consent:**
   Resource consent granted for a development does not include building consent. Separate application to

council must be made for a building consent.

2. **Regional consent:**
   Resource consent may also be required under a regional plan of the Northland Regional Council.
3. **Kaipara District Council Engineering Standards:**
   Engineering standards apply in addition to the provisions of this District Plan. These are critical for Council's acceptance of vested infrastructure.
4. **Bylaws:**
   For example, Council bylaws address signs on roads, solid waste, trade waste, food safety and the use of geothermal resources.
5. **Activities in the road corridor:**
   Excavations, trenching, and structures within the road corridor require a permit from Council under the Corridor Access Request process. Vehicle crossings onto the road reserve require approval through a Corridor Access Request and must be constructed to Council's standards.

Resource consent applications

An application for resource consent for a proposed land use, subdivision or development must address all rules under which consent is required for that proposal under the District Plan and all relevant matters (e.g. matters of control/discretion). If the applicant considers any such matters are not applicable to the proposal, the application must clearly set out the reason why it is not applicable. A resource consent is a consent granted by the council which allows a person to carry out a certain land use activity or subdivision.

General guidance on resource consent applications is available on this website: Ministry for the Environment Applying for a Resource Consent

The Kaipara District Council website has further guidance and application forms.

Individuals can prepare and lodge their own resource consent applications. However, the process can be very technical, with expert input required, and most people employ a planning professional to advise them and to prepare their applications.

Additional matters of control and matters of discretion

The following are additional matters over which control is reserved for all controlled activities, and to which discretion is restricted for all restricted discretionary activities and will also apply with respect to discretionary and non-complying activities. (These are stated here, instead of individual rules, to avoid repetition and improve rule readability.).

1. Bonds or covenants or both, to ensure performance or compliance with any conditions imposed, including provision for variation, cancellation or renewal of covenants;
2. Administrative charges to be paid to the Council in respect of processing applications, administration, monitoring and supervision of resource consents, as set out in the Fees and Charges Schedule of the Long Term Plan;
3. A requirement that the holder of a consent supply information relating to the exercise of the consent, as detailed in s108(3) and (4) of the Resource Management Act;
4. Financial contributions, subject to the Financial Contributions rules;
5. Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including the creation, extension or upgrading of services and systems, planting or replanting, or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects;
6. The duration of a resource consent under s123 of the Resource Management Act;
7. Lapsing of a resource consent under s125 of the Resource Management Act;
8. Change and cancellation of a consent under s126 and s127 of the Resource Management Act;
9. Notice that some or all conditions may be reviewed at some time in the future under s128 of the Resource Management Act;
10. Whether any land use or subdivision consent should attach to the land to which it relates and be enjoyed by the owners and occupiers for the time being under s134 of the Resource Management Act;
11. The matters on which conditions can be imposed on subdivision consents under s220 of the Resource Management Act; and
12. Consent notices to secure compliance with continuing conditions under s221 of the Resource

Management Act.

Cross Boundary Matters

Overview

A cross boundary matter can relate to an activity that may have effects across a territorial boundary, or to a plan policy that affects the policies of other territorial authorities.

Whangarei District and Far North District are on the northern border of Kaipara District, and Auckland is on the southern border. Land use activities have potential effects on the Kaipara District from these adjoining districts, and vice versa.

Cross boundary matters may arise where:

1. Land use activities and development can lead to environmental effects on a neighbouring district;
2. Land use activities in neighbouring districts have environmental effects within Kaipara District;
3. Activities within the District have regional or national significance;
4. Activities within the District may require a resource consent from the Northland Regional Council; and
5. Activities and infrastructure, such as roading and transportation, drainage systems, water supplies, and other utility services, start in one district and cross into others.

Approach

In considering cross boundary matters, Council will be guided by the Regional Policy Statement for Northland, relevant Regional Plans, the objectives and policies of the Plan, and the provisions of the neighbouring territorial authorities, as well as the Auckland Unitary Plan. Chapter 1.6 of the Regional Policy Statement sets out the role and functions of the regional and the territorial authorities in Northland.

Council will consider submitting on publicly notified resource consents and plan changes to the district plans or Unitary Plan in other districts and Auckland where they may affect Kaipara District, and likewise, will notify adjoining districts if a resource consent is likely to adversely affect that district. Where appropriate, Council will defer notification decisions on applications that require resource consent from other consent authorities in accordance with section 91 of the RMA and participate in joint hearings with other councils

Relationship Between Spatial Layers

Overview

This plan uses spatial layers (zones and other defined areas) to manage areas of the district appropriately in terms of their expected type and level of activities and development. These spatial layers are shown on the Planning Maps, except for some sites identified by legal descriptions or street addresses in specific controls.

Spatial layers

Zones

The district is divided into zones according to the intended character and use of the area. The zones are:

1. General residential zone
2. General rural zone
3. Rural lifestyle zone
4. Commercial zone
5. Light industrial zone
6. Heavy industrial zone
7. Natural open space zone
8. Open space zone
9. Sport and active recreation zone
10. Māori purpose zone
11. Hospital zone
12. Estuary Estates zone (Mangawhai Central)
13. Trifecta development area
14. Mangawhai Hills development area

Activities within different zones are subject to different zone provisions, including objectives, policies, rules and standards. Activities are subject to more permissive or restrictive controls, depending on the purpose of the zone in which they are located. All land in the district is in a zone except roads, which are not zoned.

Overlays

The Plan includes overlays in areas with a particular characteristic, risk or value that needs to be managed at a District-wide scale. Overlays shown on the Planning Maps include:

1. Historic Heritage;
2. Notable Trees;
3. Sites and Areas of Significance to Māori;
4. Coastal Environment;
5. High Natural Character and Outstanding Natural Character Area;
6. Outstanding Natural Features (ONFs) and Outstanding Natural Landscapes (ONLs);
7. Coastal Flood Hazard Area, Coastal Erosion Hazard Area and River Flood Hazard Areas; and
8. Esplanade Priority Area.

These overlays are in addition to zones, so land within an overlay is subject to zone rules as well as overlay rules relating to the characteristic, risk, or value of interest. Not all land is subject to an overlay. Some land is subject to two or more overlays.

Specific controls

Specific controls may identify a site or area by its address or legal description in the plan text, instead of showing it on the planning maps. These sites have controls that differ from the general zone or overlay provisions. Specific controls tend to apply to smaller, localised and more easily defined sites, such as a single property.

Designations

Designations apply to land associated with a public work, project, or utility operation carried out by a Requiring Authority, such as the Crown, council or utility operator. Designated land is shown on the planning maps. Under a designation, the requiring authority may carry out works for the purpose of the designation without needing to obtain resource consents otherwise required by the district plan. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work or activity identified in the designation.

Determining the relationship between rules for different spatial layers

Rules for one spatial layer may stricter than rules in another spatial layer. The strictest rule will apply in these cases. For example, in the General rural zone, the permitted building height is 10m. However, if a site in the General rural zone is also in the High Natural Character Area, there is a more stringent rule in the HNCA that means the maximum permitted height is reduced to 5.5m. See General Approach chapter for Step-by-step process for identifying activity status.

Definitions

DEF1 Grouped ("nested") definitions

There are four definition groups of related activities. Within each group, activities are listed with the more general term on the left and the more specific term on the right. Where the district plan refers to a general activity, that general activity includes the more specific activities listed in the definition group unless otherwise specified.

Commercial activities group

Commercial activities	Commercial Service	
	Trade supply retail	
	Visitor accommodation	
	Yard based retail	

Industrial activities group

Industrial activities	Rural industry

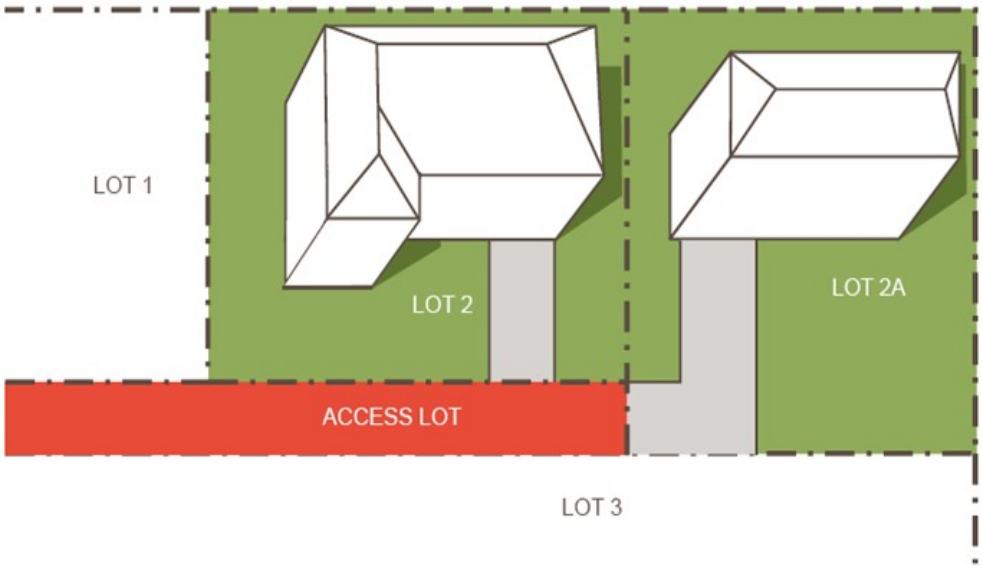
Residential Activities Group

Residential activities	Residential unit	Minor residential unit
		Supported residential care activities
	Integrated residential development	

Rural activities group

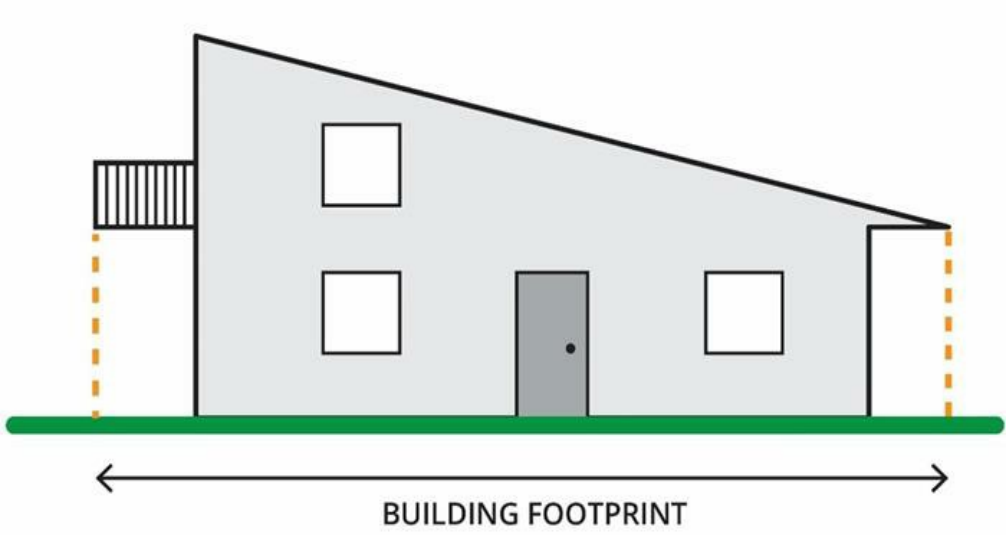
Primary production	Land-based primary production	Commercial forestry	Afforestation
			Exotic continuous-cover forestry
			Plantation forestry
	Intensive indoor primary production		
	Mining activity		
	Quarrying activities	Farm quarrying	

DEF2 Definitions

ABRASIVE BLASTING	means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel.
ACCESS LOT	A lot owned in common in undivided shares by the owners of two or more adjacent lots for the principal purpose of providing road frontage and/or access to those lots, where their interests in the access lot are recorded in the Certificates of Title for those adjacent lots ***(see Diagram 24-1).*** 
ACCESS STRIP	has the same meaning as Section 2 of the RMA as set out below:

	means a strip of land created by the registration of an easement in accordance with section 237B for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the local authority or by the Crown (but excluding all land held for a public work except land held, administered, or managed under the Conservation Act 1987 and the Acts named in Schedule 1 of that Act)
ACCESS WAY	means any passageway which provides pedestrian access between roads, streets, service lanes, reserves or other public places but excludes any footpaths provided in conjunction with any road or street.
ACCESSORY BUILDING	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site but does not include any minor residential unit.
ACTIVITY	means land use activities, building activities, subdivision and/or development.
ADDITION	means any work undertaken to an existing building which has the effect of increasing the gross floor area of that building.
ADVERTISING SIGN	means any surface or structure with characters, letters or illustrations applied there-to and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority;
AERIAL	means a device being a rod, wire, dish or similar, anemometer or other meteorological equipment (but excluding a weather balloon) used for the purpose of measuring, collecting and distributing meteorological information or the reception of transmission of radio, telephone or electromagnetic signals.
AFFORESTATION	a. means planting and growing commercial forestry trees on land where there is no commercial forestry and where commercial forestry harvesting has not occurred within the last 5 years; but b. does not include vegetation clearance from the land before planting
AGRICULTURAL, PASTORAL AND HORTICULTURAL ACTIVITIES	means the use of land and/or buildings for rural land uses where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land, and includes: • agriculture, pastoral/livestock farming, dairying and horticulture; • storage of products and initial processing of horticultural and agricultural products produced on site; • the storage and disposal of solid and liquid animal waste; • wood lots up to 5ha in area; • stock sale yards; • rural research; and • ancillary structures.
ALLOTMENT	has the same meaning as in section 218 of the RMA as set out below: Allotment a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. 3. For the purposes of subsection (2), an allotment that is— a. shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land. 4. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to

	be an allotment.
ALTERATION	means any work to existing buildings or structures which involves the change, removal or replacement of walls, windows or features which results in an external appearance different to its existing appearance.
ALTERATION (HISTORIC HERITAGE)	in the context of historic heritage, means any changes to the fabric or characteristics of a building including the removal and replacement of external walls and windows, ceilings, floors or roofs. It does not include additions, or repair and maintenance.
AMENITY VALUES	has the same meaning as in section 2 of the RMA as set out below: means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes
ANCESTRAL LAND	means land that has been owned by ancestors - there being no requirement for current Maori ownership.
ANCILLARY ACTIVITY	means an activity that supports and is subsidiary to a primary activity.
ANCILLARY EQUIPMENT	Means telecommunications, radiocommunications, electrical or similar equipment which is necessary to install with a facility to enable the facility to operate as intended, but not a self-contained power unit or a lightning rod.
ANTENNA	means a device that receives or transmits radiocommunication or telecommunication signals, but not a small cell unit.
AQUIFER	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water.
ARCHAEOLOGICAL SITE	Has the same meaning as the definition under the Heritage New Zealand Pouhere Taonga Act 2014 as set out below: a. any place in New Zealand, including any building or structure (or part of a building or structure), that— i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and b. includes a site for which a declaration is made under section 43(1).
ARTIFICIAL OUTDOOR LIGHTING	means any exterior or non-residential interior lighting that emits directly into the outdoor environment and includes signs.
BED	Has the same meaning as in section 2 of the RMA as set out below: "Bed" means— a. in relation to any river— i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks: ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means, — i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin: ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.
BEST PRACTICABLE OPTION	Has the same meaning as in section 2 of the RMA as set out below: in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to— a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of

	that option when compared with other options; and c. the current state of technical knowledge and the likelihood that the option can be successfully applied.
BILLBOARD	means an outdoor display board of not less than 18m^2 in area which is used to advertise goods, services, products or events that are not directly related to the use or activities occurring at the site on which the board is physically located. It includes both the display board and any associated supporting device whether permanent, temporary or moveable. A billboard can be freestanding or attached to a building.
BIRD SCARING DEVICE	means a noise emitting device used for the purpose of disturbing or scaring birds, including gas guns and avian distress alarms, but excludes firearms and vehicles used for that purpose.
BORE	means any hole drilled or constructed in the ground that is used to— i. investigate or monitor conditions below the ground surface; or ii. abstract gaseous or liquid substances from the ground; or iii. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
BOUNDARY	means any boundary of a site and includes any road boundary.
BOUNDARY ADJUSTMENT	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.
BUILDING	means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in land, but c. excludes any motorised vehicle or other mode of transport that could be moved under its own power.
BUILDING COVERAGE	means the percentage of the net site area covered by the building footprint.
BUILDING FOOTPRINT	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.  Note: Building footprint excludes eaves up to 600mm in width from the wall of a building.
CARPARK	means an area of land available for the parking of vehicles off-street. It is available for use by visitors to or occupants of a site and is accessory to the principal use of the site. This excludes vehicle parking as an activity, for example car yards, parking buildings and depots. These are activities in their own right and are covered by the relevant rules and standards.
CHILD CARE FACILITY	means land and buildings used for the care, education and welfare of preschool age children, and includes a child care centre, crèche, day nursery, kohanga reo, play centre and kindergarten and includes after school care and school holiday care for children aged 5-14 years.
CLEANFILL AREA	means an area used exclusively for the disposal of cleanfill material.
CLEANFILL MATERIAL	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: a. combustible, putrescible, degradable or leachable components;

	b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes.
COASTAL ENVIRONMENT	means the area indicated as Coastal Environment on the Planning Maps.
COASTAL EROSION HAZARD AREA	means land indicated on the Planning Maps that has been assessed to be at relatively high or extreme risk from the effects of coastal erosion hazards over a planning horizon of 100 years. This land is identified in the Planning Maps as: Coastal Erosion Hazard Areas 1, 2 and 3.
COASTAL FLOOD HAZARD AREA	means land indicated on the Planning Maps that has been assessed to be at relatively high or extreme risk from the effects of coastal flood hazards over a planning horizon of 100 years. This land is identified in the Planning Maps as: Coastal Flood Hazard Areas 1, 2 and 3.
COASTAL HAZARD AREA	means land indicated on the Planning Maps that has been assessed to be at relatively high or extreme risk from the effects of coastal flood hazards over a planning horizon of 100 years. This land is identified in the Planning Maps as: Coastal Flood Hazard Areas 1, 2 and 3.
COASTAL WATER	has the same meaning as in section 2 of the RMA (as set out in the box below) means seawater within the outer limits of the territorial sea and includes— a. seawater with a substantial fresh water component; and b. seawater in estuaries, fiords, inlets, harbours, or embayments.
COMMERCIAL ACTIVITY	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
COMMERCIAL ACTIVITY (ON MĀORI LAND)	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
COMMERCIAL FORESTRY	commercial forestry means exotic continuous-cover forestry or plantation forestry.
COMMERCIAL REDRESS	means any Crown assets, such as property, that contribute to the total settlement redress quantum provided to iwi as the commercial or economic part of the Treaty Settlement Process.
COMMERCIAL SERVICE	means a business providing personal, property, financial, or household services where the business delivers a service rather than the sale of products. It includes banks, insurance, real estate agents, stock agents, travel agents, and property valuers.
COMMUNITY CORRECTIONS ACTIVITY	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
COMMUNITY FACILITY	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
COMMUNITY SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITIES	means renewable electricity generation supplying electricity to a local community.
CONFERENCE AND EVENTS CENTRE	means a non-retail facility catering for conferences, functions, meetings, education forums and includes events such as trade and cultural shows, and exhibitions, but excludes visitor accommodation.
CONSERVATION ACTIVITY	means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural, historic and/or ecological values of a natural or historic area. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource and includes: - planting; - pest and weed control; - plant and tree nurseries; and - track construction.
CONTAMINANT	has the same meaning as in section 2 of the RMA as set out below: includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other

	substances, energy, or heat— a. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.
CONTAMINATED LAND	has the same meaning as in section 2 of the RMA as set out below: means land that has a hazardous substance in or on it that— a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment.
COUNCIL	means the Kaipara District Council.
CROP PROTECTION STRUCTURES	means structures with material used to protect crops and plants and/or enhance growth (excluding greenhouses).
CROSS LEASE	Has the same meaning as Section 2 of the RMA as set out below: means a lease of any building or part of any building on, or to be erected on, any land— a. that is granted by any owner of the land; and b. that is held by a person who has an estate or interest in an undivided share in the land.
CULTIVATION	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock), for the purpose of sowing, growing or harvesting of pasture or crops.
CULTURAL REDRESS LAND	means non-commercial land (including areas of cultural, spiritual, historical or traditional significance) which is returned to an iwi or hapu group by statutory vesting of fee simple estate in the settlement of their historical claims, under the Treaty of Waitangi, to meet its cultural rather than economic interests.
CUMULATIVE RISK	Means in the context of hazardous substances, the risk posed by a hazardous facility added to or multiplied, or otherwise accumulated by risk from other hazardous facilities in the vicinity where risks of one facility can influence the risk of the other.
CUSTOMARY ACTIVITIES	means the use of land or buildings for Māori cultural activities which includes marae activities, making or creating customary goods, rongoā, raranga, whakairo, waka ama and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.
CUSTOMER CONNECTION	means a line that connects a telecommunications or electricity distribution network to a site, including any connection to a building within that site, for the purpose of enabling a network utility operator to provide telecommunication or electrical services to a customer.
DBA	A frequency-weighted sound pressure level in decibels relative to a sound pressure of 20 micropascals. That is, a weighted measure of sound pressure expressed in decibels which aims to stimulate a response typical of the human ear. Micropascals (see NZS 6801:1999 Appendix A for definitions of frequency, sound pressure, reference sound pressure, sound pressure level, decibel, weighting, and sound level).
DEMOLITION	means the complete destruction of a building, feature, memorial, structure or precinct. It includes the removal of intact buildings from, the site. [See also *Partial demolition*]
DEVELOPMENT	means the erection of a building, the carrying out of building, engineering, excavation or other work, or any other use of land or part of a building which is different in character, intensity, and scale from the purpose for which the land, building or part of a building was last being used and includes any alteration to a building.
DEVELOPMENT CAPACITY	has the same meaning as in section 2 of the RMA as set out below: in relation to housing and business land in urban areas, means the capacity of land for urban development, based on— a. the zoning, objectives, policies, rules, and overlays that apply to the land under the relevant proposed and operative regional policy statements, regional plans, and district plans; and b. the capacity required to meet— i. the expected short and medium term requirements; and ii. the long term requirements; and c. the provision of adequate development infrastructure to support the development of the land.
DIGITAL SIGN	means a sign that is internally lit and which displays electronic (text) messages and or images that can be changed remotely on or off site. The sign can be illuminated or flashing.

DISCHARGE	has the same meaning as in section 2 of the RMA as set out below: includes emit, deposit, and allow to escape.
DRAIN	means any artificial watercourse, designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
DRINKING WATER	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
DRIVEWAY	means a permanently formed access for the use of motor vehicles and pedestrians between a road and a building, carport, garage, parking space or loading space on a site.
DRY ABRASIVE BLASTING	means abrasive blasting using materials to which no water has been added.
DUST	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
EARTHWORKS	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
EDUCATION FACILITIES	means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.
EDUCATIONAL FACILITY	means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.
EFFECT	Has the same meaning as in section 3 of the RMA as set out below: includes— a. any positive or adverse effect; and b. any temporary or permanent effect; and c. any past, present, or future effect; and d. any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes— e. any potential effect of high probability; and f. any potential effect of low probability which has a high potential impact.
ELECTRIC VEHICLE CHARGING STATIONS	Self supporting facilities for charging electric vehicles
EMERGENCY SERVICES	means: a. The New Zealand Police; b. Fire and Emergency New Zealand; or c. Ambulance services
EMERGENCY SERVICES FACILITY	Means a facility used by, or for the coordination of, emergency services.
EMERGENCY TREE WORKS	The alteration or removal of any tree or vegetation immediately necessary to avoid any actual and imminent threat to the safety of persons or damage to property or to maintain or restore utility services.
ENTERTAINMENT FACILITY	means land or buildings in which facilities are provided for at a charge to the public, or by private reservation, for entertainment purposes and may include premises licensed under the Sale of Liquor Act, theatres, cinemas, casinos, cabarets, clubs, and amusement galleries.
ENVIRONMENT	Has the same meaning as in section 2 of the RMA as set out below: includes: a. ecosystems and their constituent parts, including people and communities; b. all natural and physical resources; c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs a. to c. or which are affected by those matters.
ESPLANADE PRIORITY AREAS	means an area of land indicated on the Planning Maps as Esplanade Priority Area, adjoining the coast, rivers or streams.

ESPLANADE RESERVE	Has the same meaning as in section 2 of the RMA as set out below: means a reserve within the meaning of the Reserves Act 1977— a. which is either— i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.
ESPLANADE STRIP	has the same meaning as in section 2 of the RMA as set out below: means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
EXOTIC CONTINUOUS-COVER FORESTRY	exotic continuous-cover forest or exotic continuous-cover forestry— a. means a forest that is deliberately established for commercial purposes, being at least 1 ha of continuous forest cover of exotic forest species that has been planted and— i. will not be harvested or replanted; or ii. is intended to be used for low-intensity harvesting or replanted; and b. includes all associated forestry infrastructure; but c. does not include— i. a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or ii. forest species in urban areas; or iii. nurseries and seed orchards; or iv. trees grown for fruit or nuts; or v. long-term ecological restoration planting of indigenous forest species; or vi. willows and poplars space planted for soil conservation purposes.
FARM QUARRYING	means the quarrying of aggregates which are: a. taken for uses ancillary to land-based primary production, including for farm and forestry tracks, races, access ways and hardstand areas, and; b. only used within the same site, where the extraction was undertaken; and, c. not sold, exported or removed from the site of origin.
FARMING	Means the use of land and buildings for a land based activity having as its primary purpose the production of any livestock or vegetative matter and includes horse breeding and horse training establishments but excludes factory farming, shelter belts, woodlots and forestry. **NOTE:** this definition is a subset of primary production
FASCIA SIGN	means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building;
FERTILISER	means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.
FLASHING SIGN	means a sign or a portion thereof which changes light intensity or switches on and off in a constant pattern, or contains motion or the optical illusion of motion by use of electrical energy.
FLOOD HAZARD AREA	means land where there is at least a 1 percent chance of river flooding occurring annually. This land is identified in regional mapping undertaken by Northland Regional Council as: River Flood Hazard Zone — Regionwide Models (100 year CC extent).
FREE-STANDING SIGN	means a sign that can support itself when fixed to the ground and is not reliant on or attached to another structure to support it to remain erect.
FRESHWATER	has the same meaning as fresh water in section 2 of the RMA (as set out

	in the box below) means all water except coastal water and geothermal water.
FROST FAN	means a machine used to move air around a horticultural or rural site for the purpose of drying fruit or mitigating the effects of frost.
FUNCTIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.
GAS OR PETROLEUM PIPELINE CORRIDOR	means an area measured 6m from the edge of the designation for gas or petroleum transmission and is shown on the Planning Maps.
GENERAL LAND OWNED BY MAORI	means General land that is owned for a beneficial estate in fee simple by a Maori or by a group of persons of whom a majority are Maori.
GENETICALLY MODIFIED MEDICAL APPLICATIONS	means the manufacture, trialling or use of viable and/or non-viable genetically modified organisms for medical purposes recognised as medicines under the Medicines Act 1981 and approved as safe to use by the Ministry of Health, including Environmental Protection Authority approved releases, except for the outdoor cultivation of pharmaceutical producing organisms.
GENETICALLY MODIFIED ORGANISM (GMO)	Unless expressly provided otherwise by regulations, any organism in which any of the genes or other genetic material: a. have been modified by in vitro techniques; or b. are inherited or otherwise derived, through any number of replications, from any genes or other genetic material which has been modified by in vitro techniques.
GENETICALLY MODIFIED ORGANISM FIELD TRIALS	means the carrying on of outdoor trials, on the effects of the organism under conditions similar to those of the environment into which the organism is likely to be released, but from which the organism, or any heritable material arising from it, could be retrieved or destroyed at the end of the trials.
GENETICALLY MODIFIED ORGANISM RELEASE	To allow the organism to move within New Zealand free of any restrictions other than those imposed in accordance with the Biosecurity Act 1993 or the Conservation Act 1987.
GENETICALLY MODIFIED VETERINARY VACCINE	means a release may be without conditions s34, Hazardous Substances and New Organisms Act 1996 (HSNO Act) or subject to conditions set out in s38A of the HSNO Act.
GREEN INFRASTRUCTURE	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as storm water or flood management or climate change adaptation.
GREYWATER	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.
GROSS FLOOR AREA	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), a. where there are exterior walls, measured from the exterior faces of those exterior walls b. where there are walls separating two buildings, measured from the centre lines of the walls separating the two buildings c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, measured from the edge of the floor.
GROSS SITE AREA	means the sum of the total area of all floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings. This does not include covered parking, covered vehicle loading and unloading areas, or uncovered steps.
GROUND LEVEL	means— a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created) b. if the ground level cannot be identified under paragraph a., the existing surface level of the ground c. if, in any case under paragraph a.) or b., a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.

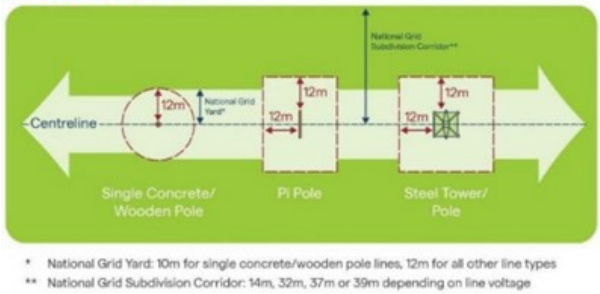
GROUNDWATER	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
HABITABLE ROOM	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
HAZARD PROTECTION STRUCTURE	means a structure that is located and constructed with the primary purpose or effect of protecting an activity from a natural hazard including flooding, coastal erosion and inundation and land instability, and includes seawalls, stopbanks, retaining walls or comparable structures.
HAZARDOUS FACILITY	Means activities involving hazardous substances and premises at which these substances are used, stored or disposed of. Storage includes vehicles for their transport located at a facility for more than short periods of time and excludes: • fuel stored in mobile plants, • motor vehicles, boats and small engines; • the incidental use and storage of hazardous substances in domestic scale quantities; activities involving sub-classes not included in the Activity Status Table.
HAZARDOUS SUBSTANCE	has the same meaning as in section 2 of the RMA as set out below: includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance— a. with 1 or more of the following intrinsic properties: i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph a.
HAZARDOUS SUBSTANCES	Has the same meaning as in section 2 of the RMA.
HAZARDOUS WASTE	means any waste that: a. contains hazardous substances at sufficient concentrations to exceed the minimum degrees of hazard specified by Hazardous Substances (Minimum Degrees of Hazard) Regulations 2001 under the Hazardous Substances and New Organisms Act 1996; or b. meets the definition for infectious substances included in the Land Transport Rule: Dangerous Goods 2005 and NZS5433: 1999 — Transport of Dangerous Goods on Land; or c. meets the definition for radioactive material included in the Radiation Protection Act 1965 and Regulations 1982.
HEALTHCARE ACTIVITIES	means the use of land and/or buildings for providing physical or mental health or welfare services, including: a. medical practitioners; b. hauora services c. dentists and dental technicians; d. opticians; e. physiotherapists; f. medical social workers and counsellors; g. midwives; h. paramedical practitioners; i. alternative therapists; j. providers of health and wellbeing services; k. diagnostic laboratories; and l. accessory offices; but excludes hospitals.
HEIGHT	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
HEIGHT IN RELATION TO BOUNDARY	means the height of a structure, building or feature, relative to its distance from either the boundary of a: a. site, or b. other specified reference point.
HERITAGE FABRIC	means any physical aspect of a heritage item or heritage setting which contributes to its heritage values. In the case of the interior of a heritage item, Heritage fabric includes: 1. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a building, structure or

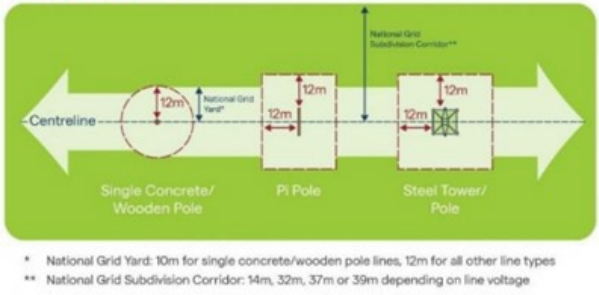
	feature; 2. the patina of age resulting from the weathering and wear of construction material over time; 3. fixtures and fittings that form part of the design or significance of a heritage item, but excludes inbuilt museum and artwork exhibitions and displays; and 4. for open space heritage items, built or non-built elements independent of buildings, structures or features, such as historic paths, paving and garden layout.
HERITAGE SETTING	means the area of land identified and listed in the Historic Heritage Resources Schedule 1 on which a heritage item is sited, and that is integral to its function, meaning and relationships and may include individually listed heritage items.
HIGH RISK COASTAL HAZARD AREA	means land that has been assessed to be at relatively high or extreme risk from the effects of coastal hazards over a planning horizon of 50 years. This land is identified in the Planning Maps as: Coastal Erosion Hazard Area 1 and Coastal Flood Hazard Area 1.
HIGH RISK FLOOD AREA	Land where there is at least a 10 percent chance of river flooding occurring annually. This land is currently identified in regional mapping undertaken by Northland Regional Council as: River Flood Hazard Zone — Regionwide Models (10 year extent).
HIGH RISK HAZARD AREA	means High Risk Coastal Hazard Area and High Risk River Flood Hazard Area.
HIGH RISK RIVER FLOOD AREA	means land indicated on the Planning Maps that has been assessed as having at least a 10 percent chance of river flooding occurring annually (10% AEP). This land is identified in the Planning Maps as: River Flood Hazard Area 1.
HIGHLY PRODUCTIVE LAND	means: a. If there are no highly productive land maps included in the operative Northland Regional Policy Statement, land that is treated as highly productive land under clause 3.5(7) of the National Policy Statement for Highly Productive Land; or b. If highly productive land maps have been included in the operative Northland Regional Policy Statement, land shown as highly productive land on those maps, or any consistent maps in this plan, excluding land that has ceased to be highly productive land under clause 3.5(6) of the National Policy Statement for Highly Productive Land.
HISTORIC HERITAGE	has the same meaning as in section 2 of the RMA as set out below: means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: a. archaeological: b. architectural: c. cultural: d. historic: e. scientific: f. technological; and includes— g. historic sites, structures, places, and areas; and h. archaeological sites; and i. sites of significance to Māori, including wāhi tapu; and j. surroundings associated with the natural and physical resources.
HOME BUSINESS	means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. is incidental to the use of the site for a residential activity.
HOSPITAL	means any significant infrastructure that provides for the medical, surgical or psychiatric care, treatment and rehabilitation of people.
HOSPITAL RELATED ACTIVITY	means activities that utilise land and buildings for the primary purpose of providing medical, surgical, mental health, oral health, maternity, pharmacy, geriatric and convalescent or hospice services to the community. This includes: a. hospital; b. assessment, diagnosis, treatment, rehabilitation, and in-patient care services; c. outpatient departments and clinics; d. medical training and education; e. ancillary commercial activity including banks, dry cleaners, food and beverage activities, bookstores, gift stores and florists; f. helicopter landing and ambulance facilities; g. conference facilities; h. places of worship; i. hospices;

	j. maintenance, operational and service facilities, including offices and administration facilities, kitchens, storage facilities, waste processing, workshops and laundries; k. medical research and testing; l. mortuaries; m. alternative health providers including acupuncture, herbalist, spiritual providers; n. residential activity, limited to staff accommodation, and visitor accommodation for contractors, patients, or family for which a tariff may not be required; and o. emergency Services and civil defence.
IMPERMEABLE SURFACE	Means a surface that is not vegetated, and which prevents or significantly retards the soakage of water into the ground. It includes: a. Roofs b. Paved areas including driveways and sealed/compacted metal parking areas, c. Patios d. Sealed and compacted metal roads, and e. Layers engineered to be impervious such as highly−compacted soil. It excludes: i. Wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck; ii. Grass and bush areas; iii. Gardens and other vegetated areas; iv. Porous or permeable paving; v. Green or living roofs; vi. Permeable artificial surfaces, fields or lawns; vii. Slatted decks; viii. Swimming pools, ponds and dammed water; and ix. Rain tanks; and x. Farm tracks.
IMPERVIOUS SURFACE	means a surface that is not vegetated, and which prevents or significantly retards the soakage of water into the ground. it includes: a. roofs b. paved areas including driveways and sealed/compacted metal parking areas, c. patios d. sealed and compacted metal roads, and e. layers engineered to be impervious such as highly−compacted soil. It excludes: i. wooden decks with spacing between boards of 4mm or more, where water is allowed to drain through to a permeable surface below the deck; ii. grass and bush areas; iii. gardens and other vegetated areas; iv. porous or permeable paving; v. green or living roofs; vi. permeable artificial surfaces, fields or lawns; vii. slatted decks; viii. swimming pools, ponds and dammed water; and ix. rain tanks; and x. farm tracks.
INDIGENOUS BIODIVERSITY	means the living organisms that occur naturally in New Zealand, and the ecological complexes of which they are part, including all forms of indigenous flora, fauna, and fungi, and their habitats
INDIGENOUS VEGETATION	means vascular and non-vascular plants that, in relation to a particular area, are native to the ecological district in which that area is located.
INDUSTRIAL ACTIVITY	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
INDUSTRIAL AND TRADE WASTE	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.
INFORMATION SIGN	means a sign that provides information or direction to public, including: a. education, safety and public awareness; b. relating to a place of historic or environmental significance c. regulatory signs erected by, or on behalf of the relevant authority d. signs erected by the Crown, the Council or any other statutory administering body, for the purposes of marking the boundaries of or conveying the name of, or information about: i. marine reserves; ii. coastal protection areas;

	iii. cultural heritage sites; iv. a scheduled heritage building or item; v. reserves, parks and public places; or to advise of activities which may or may not be undertaken in such areas.
INFRASTRUCTURE	has the same meaning as Section 2 of the RMA as set out below: a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy: b. a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001: c. a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989: d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person— i. uses them in connection with the generation of electricity for the person's use; and ii. does not use them to generate any electricity for supply to any other person: e. a water supply distribution system, including a system for irrigation: f. a drainage or sewerage system: g. structures for transport on land by cycleways, rail, roads, walkways, or any other means: h. facilities for the loading or unloading of cargo or passengers transported on land by any means: i. an airport as defined in section 2 of the Airport Authorities Act 1966: j. a navigation installation as defined in section 2 of the Civil Aviation Act 1990: k. facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988: l. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166.
INTEGRATED RESIDENTIAL DEVELOPMENT	means residential development on sites more than 1000m² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are designed to form an integrated whole. The height in relation to boundary and yards development controls do not apply to internal site boundaries within the integrated residential development. The maximum density land use controls do not apply to integrated residential development.
INTENSIVE INDOOR PRIMARY PRODUCTION	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
IWI AUTHORITY	has the same meaning as Section 2 of the RMA as set below: Iwi authority means the authority which represents an iwi and which is recognised by that iwi as having authority to do so.
LA90	has the same meaning as the ***'Background sound level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.***
LAEQ	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
LAF(MAX)	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement Of Environmental Sound.
LAKE	Has the same meaning as in section 2 of the RMA as set out below: means a body of fresh water which is entirely or nearly surrounded by land.
LAND	Has the same meaning as in section 2 of the RMA as set out below: a. includes land covered by water and the airspace above land; and b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the

	surface of water in a lake or river
LAND DEVELOPMENT SIGN	Has the same meaning as "Real Estate Sign" and means a sign that is erected to: a. advertise the sale or rental or a property b. provide health and safety and other relevant information related to any construction or demolition works on a site.
LAND DISTURBANCE	means alteration or disturbance of land, (or any matter constituting the land including, soil, clay, sand and rock), that does not permanently alter the profile, contour or height of the land.
LAND-BASED PRIMARY PRODUCTION	means production, from agricultural, pastoral, horticultural, or forestry activities, that is reliant on the soil resource of the land.
LANDFILL	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
LANDSCAPED	Planned planting of trees, shrubs and plants and may include grassed and paved areas, earth mounding and fencing arranged for the improvement of visual amenity.
LANDSCAPING	means planned planting of trees, shrubs and plants and may include grassed and paved areas, earth mounding and fencing arranged for the improvement of visual amenity.
LARGE-SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITIES	Means renewable electricity generation activities with greater generation output than community scale renewable electricity generation activities.
LDN	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.
LIGHT SPILL	means artificial illumination from both direct and indirect sources which is emitted beyond the boundaries of the site from which it originated.
LOCAL SERVICE ACTIVITY	In relation to the Estuary Estates Zone, means business activities providing for servicing, light manufacturing, warehousing, depots and construction and yard-based retail.
LPEAK	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.
MAINTENANCE AND REPAIR	in relation to historic heritage items listed in SCHED1— Historic heritage resources, means: 1. work for the purpose of weatherproofing; 2. plumbing and electrical work restoration; and 3. repair which includes patching, piecing in, splicing or consolidating of any original structure including the repair of materials and replacement of minor components where they are beyond repair or are missing. It does not include seismic upgrading.
MANA WHENUA	has the same meaning as Section 2 of the RMA as set out below: means customary authority exercised by an iwi or hapū in an identified area.
MĀORI CULTURAL ACTIVITIES	means activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga, including ceremonial, ritual, or recreational activities that recognise and provide for the relationship of tangata whenua and their culture, traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.
MĀORI CUSTOMARY LAND	means land that has the status of Maori customary land
MĀORI FREEHOLD LAND	means land that has the status of Maori freehold land
MĀORI LAND	means any land defined and administered under Te Ture Whenua Māori Act 1993, including Māori Freehold, Māori Reservations, and Māori Customary Land.
MĀORI PURPOSE ACTIVITIES	means the use and development of land and buildings for Māori cultural, community and living activities, including: 1. marae/pā; 2. papakāinga; 3. home business; 4. arts and cultural centres; 5. educational facilities; and 6. urupā; 7. whare karakia (church).
MĀORI RESERVATION	means a Māori reservation set apart under section 338 of Te Ture Whenua Māori Act 1993 or the corresponding provisions of any former enactment
MĀORI RESERVE	means any lands that are for the time being vested in the Māori

	Trustee as or for the purposes of a Maori reserve; and, in particular, includes all lands that are for the time being subject to the provisions of the Maori Reserved Land Act 1955
MINING	means any activity which involves the taking, winning, or extraction by whatever means, of a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance, excluding quarrying activities. Mining also includes prospecting and exploration activities.
MINING ACTIVITY	means the excavation and mining of minerals, and includes the removal of overlying earth and soil, stacking, crushing, storing, depositing, treatment, the placement of overburden, the removal of unwanted material and the rehabilitation of the site, the works, machinery and plant used to undertake the activities above, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the mine; and: 1. includes prospecting and exploration activities; but 2. excludes quarrying.
MINOR RESIDENTIAL UNIT	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.
MINOR STRUCTURES OR WORK (IN RELATION TO NATURAL HAZARDS)	For the purposes of the natural hazard rules, fences, gardens, trees, garden structures (such as steps, pergolas, etc.), clotheslines, letterboxes and paving areas, and such structures and works not requiring a building consent or any other consent from the Council. Minor structures and works excludes hazard protection structures and associated works.
MINOR UPGRADING	means an increase in the capacity, efficiency or security of existing infrastructure where this utilises existing structures and networks and/or structures and networks of a similar scale and character.
MOTORSPORT	means motor vehicle or powerboat competitions, including any practice activities or any demonstration of the following: 1. car, truck, go kart and motorbike racing; 2. jet sprint racing; 3. vehicle drifting events; 4. 4-wheel drive vehicle events; 5. radio controlled car or boat racing; and 6. any activities where demonstrations or tricks are performed involving motor vehicles.
NATIONAL GRID SUBDIVISION CORRIDOR	means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground electricity transmission line as follows: 1. 14m of a 110kV transmission line on single poles; 2. 16m of a 110kV transmission line on pi poles; 3. 32m of a 110kV transmission line on towers; 4. 37m of a 220kV transmission line. The measurement of setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer visible edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. Note: the National Grid Subdivision Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated. [See Diagram 1 below.] Diagram 1: National Grid Yard and National Grid Subdivision Corridor.  * National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage

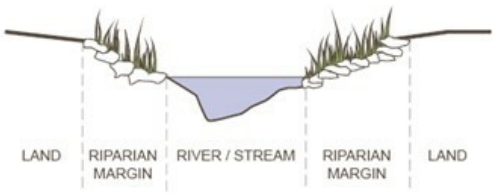
NATIONAL GRID YARD	means: 1. the area located within 10m of either side of the centreline of an above ground 110kV electricity transmission line on single poles; 2. the area located within 12m either side of the centreline of an above ground transmission line on poles or towers that is 110kV or greater; and 3. the area located within 12m in any direction from the outer visible edge of an electricity transmission pole or tower foundation, associated with a line which is 110kV or greater. The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer visible edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated. Diagram 1: National Grid Yard and National Grid Subdivision Corridor.  * National Grid Yard: 10m for single concrete/wooden pole lines, 12m for all other line types ** National Grid Subdivision Corridor: 14m, 32m, 37m or 39m depending on line voltage [See Diagram 1 above]
NATURAL AND PHYSICAL RESOURCES	has the same meaning as in section 2 of the RMA as set out below: Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.
NATURAL HAZARD	has the same meaning as in section 2 of the RMA as set out below: means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
NAUTRAL HAZARD	has the same meaning as in section 2 of the RMA (as set out in the box below) means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
NET FLOOR AREA	a. means the sum of any gross floor area; and b. includes— i. both freehold and leased areas; and ii. any stock storage or preparation areas; but c. excludes— i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and

	viii. non-habitable floor spaces in rooftop structures.
NET SITE AREA	means the total area of the site, but excludes: a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site used for access to the site; d. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
NETWORK UTILITY OPERATOR	has the same meaning as in s166 of the RMA as set out below: means a person who— a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b. operates or proposes to operate a network for the purpose of— i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radio communication as defined in section 2(1) of the Radio Communications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— and the words network utility operation have a corresponding meaning.
NOISE	has the same meaning as in section 2 of the RMA as set out below: noise includes vibration
NOISE RATING LEVEL	means a derived noise level used for comparison with a noise limit.
NOISE SENSITIVE ACTIVITIES	includes residential use, hospitals, homes for the aged, places of assembly for cultural, entertainment, recreation, or leisure, education facilities, conference centres, public halls, child care facility, theatres, motels, hotels, cinemas, display galleries and museums, and other similar uses and activities.
NOTABLE TREE	means a tree listed in *Schedule 2 — Notable trees*.
NOTIONAL BOUNDARY	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.
OFFENSIVE TRADE	means activities listed as offensive trades in Schedule 3 of the Health Act 1956 (as set out below) a. Blood or offal treating; b. Bone boiling or crushing; c. Collection and storage of used bottles for sale; d. Dag crushing; e. Fellmongering; f. Fish cleaning; g. Fish curing; h. Flax pulping; i. Flock manufacturing, or teasing of textile materials for any purpose; j. Gut scraping and treating; k. Nightsoil collection and disposal; l. Refuse collection and disposal; m. Septic tank desludging and disposal of sludge; n. Slaughtering of animals for any purpose other than human consumption; o. Storage, drying, or preserving of bones, hides, hoofs, or skins p. Tallow melting; q. Tanning; r. Wood pulping; or s. Wool scouring.
OFFICE	means a place where the principal activity is administrative, business, clerical, professional, government or management.

OFFICIAL SIGN	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
OPEN SPACE FACILITIES	means facilities or structures that facilitate the management, use and enjoyment of a public open space, including: a. vehicle, machinery and equipment depots; b. storage sheds; c. public toilets, shelters and changing facilities; d. picnic tables, rubbish and recycling facilities; e. foot bridges and boardwalks; f. minor stormwater management devices e.g. rain gardens; g. unsealed parking areas; and h. playgrounds.
OPEN SPACE MANAGEMENT FACILITIES	means the day to day management of parks and reserves to maintain, protect and/or enhance the natural, historic and/or ecological values of a park or reserve. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource and includes: a. Repair and maintenance of facilities, structures and buildings b. Planting, including plant and tree nurseries c. removal, trimming and maintenance of turf, trees (except Protected Trees) and other non-indigenous vegetation and associated earthworks d. Animal and pest control operation e. Repair and maintenance of walkways, cycleways, vehicle tracks or carparks and associated earthworks.
OPERATIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
OUTDOOR LIVING SPACE	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
OVERLAY	means the spatially identified sites, items, features, settings or areas with distinctive values, risks or other factors within the District which require management in a different manner from underlying zone provisions. These are identified in: 1. Schedule 1 (Historic Heritage), Schedule 2 (Notable Trees), Schedule 3 (Sites and areas of significance to Māori); 2. Coastal Environment, High Natural Character and Outstanding Natural Character Area; 3. Outstanding Natural Features (ONFs) and Outstanding Natural Landscapes (ONLs); 4. Coastal Flood Hazard Area, Coastal Erosion Hazard Area and River Flood Hazard Areas identified on the Planning Maps; 5. Esplanade Priority Area; 6. Maungatūroto Dairy Factory Noise Sensitive Area; and 7. Mangawhai Hakaru Managed Growth Area.
PAPAKĀINGA	means the development of one or more houses to support traditional Māori cultural living on Māori Land or Treaty Settlement Land.
PARTIAL DEMOLITION	means to permanently remove, deconstruct or demolish a part of any building or structure. Partial demolition is distinct from alteration, which seeks to replace materials. Partial demolition may include façade retention which normally involves the demolition of the rear or a substantial part of a building or structure and the retention of the front or main façade and the construction of a new building or structure behind the preserved façade.
PEAK PARTICLE VELOCITY	means, to the extent used for the assessment of the risk of structural damage to a fixed structure, the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.
PEDESTRIAN FRONTAGE	means a street frontage identified on the Planning Maps, being a principal shopping street in the Commercial Zone.
PLANNING MAPS	means the maps forming part of this district plan and includes the ePlan maps.
PLANTATION FORESTRY	means a forest deliberately established for commercial purposes, being — a. at least 1 ha of continuous forest cover of forest species that has been planted and has or will be harvested or replanted; and b. includes all associated forestry infrastructure; but c. does not include— i. a shelter belt of forest species, where the tree crown cover has, or is likely to have, an average width of less than 30 m; or ii. forest species in urban areas; or iii. nurseries and seed orchards; or iv. trees grown for fruit or nuts; or

	v. long-term ecological restoration planting of forest species; or vi. willows and poplars space planted for soil conservation purposes
PRIMARY PRODUCTION	means: a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a.; c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b.; but d. excludes further processing of those commodities into a different product.
PROTECTED CUSTOMARY RIGHTS	means the applicant group carry out the protected customary activity without needing a resource consent.
QUARRY	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
QUARRYING ACTIVITIES	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
QUARRYING ACTIVITY	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
RADIOACTIVE MATERIAL	Means any material that spontaneously emits ionising radiation, including any naturally occurring radioactive material or any nuclear material.
RAFT	has the same meaning as in section 2 of the RMA (as set out in the box below) means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.
REAL ESTATE OR DEVELOPMENT SIGN	means a sign that is erected to: a. advertise the sale or rental or a property; or b. provide health and safety and other relevant information related to any construction or demolition works on a site.
REAL ESTATE SIGN	Has the same meaning as "Land Development Sign" and means a sign that is erected to: a. advertise the sale or rental or a property b. provide health and safety and other relevant information related to any construction or demolition works on a site.
RECLAMATION	means the manmade formation of permanent dry land by the positioning of material into or onto any part of a waterbody, bed of a lake or river or the coastal marine area, and a. includes the construction of any causeway, but b. excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dry land.
RECREATION ACTIVITY	means the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of organised sports (excluding motorsport), recreation or leisure, whether competitive or non-competitive, and whether a charge is made for admission or not.
REGIONALLY SIGNIFICANT INFRASTRUCTURE	means: a. Main pipelines for the distribution or transmission of natural or manufactured gas or petroleum and key delivery points and storage facilities; b. Key facilities required for communication (including telecommunication, broadband, wireless networks and radio); c. The ‘national grid’ as defined by the Electricity Industry Act 2010

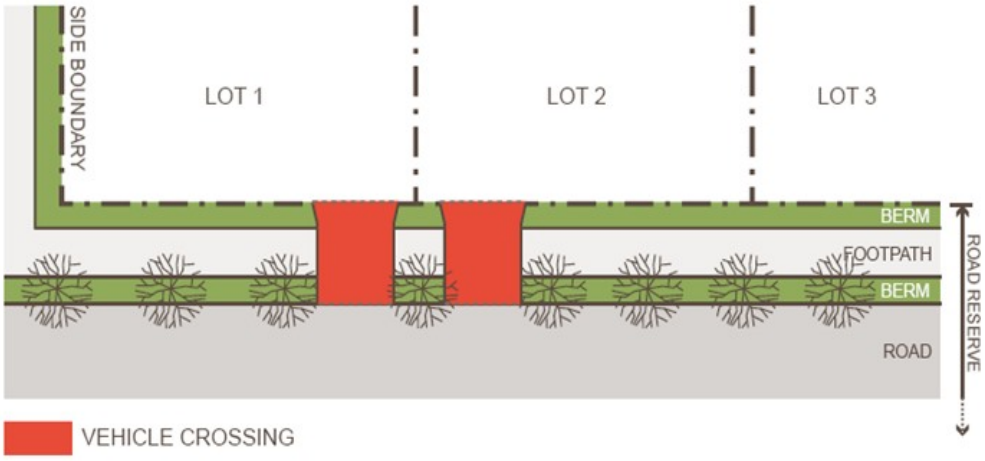
	including facilities for the transmission of electricity from the 'national grid' (such as substations, grid injection points etc.) to the 'network'; d. Network electricity lines and associated infrastructure that constitute the sub-transmission network; e. Electricity distribution assets which supply essential public services (such as hospitals or lifelines facilities), large (1MW or more) industrial or commercial consumers, 1000 or more consumers or are difficult to replace with an alternative supply if they are compromised"; f. Electricity generation facilities (including Ngāwhā geothermal power station and Wairua hydroelectric power station) which supply electricity to either the national grid or the local distribution network; g. Regional and district council water storage, trunk lines and treatment plants; h. Regional and district council wastewater trunk lines and treatment plants and key elements of the stormwater network including treatment devices; or i. Flood management / protection schemes managed by regional and / or district councils. Infrastructure extends also to mean the site related components that enable the asset to function.
RELOCATED BUILDING	means the removal, relocation or re-siting of an existing building from any site to another site, excluding the movement of a building within the same title or a new building built off-site that has not been used and is for the express purpose of being located to the subject site.
RENEWABLE ELECTRICITY GENERATION ACTIVITIES	means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities, and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
RENEWABLE ENERGY	has the same meaning as Section 2 of the RMA as set out below: means energy produced from solar, wind, hydro, geothermal, biomass, tidal, wave, and ocean current sources.
REPOWERING EXISTING WIND AND SOLAR ELECTRICITY GENERATION ACTIVITIES	means replacing more than 50% of the structures at an existing renewable generation facility (source: new, to support rules).
RESIDENTIAL ACTIVITY	means the use of land and building(s) for people's living accommodation.
RESIDENTIAL UNIT	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
RESTORATION	in relation to indigenous biodiversity, means the active intervention and management of modified or degraded habitats, ecosystems, landforms, and landscapes to maintain or reinstate indigenous natural character, ecological and physical processes, and cultural and visual qualities, and may include enhancement activities.
RETICULATED	in relation to infrastructure, means connection to a system of pipes and ancillary development owned and operated by a network utility operator for the purposes of gas supply, telecommunications, power supply, water supply or stormwater or wastewater drainage.
RETIREMENT VILLAGE	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

RIPARIAN MARGIN	means the transitional area of land between land and water being the strip of land bordering a stream, lake or estuarine/coastal zone, that significantly interacts with the water body through a variety of processes that affect water quantity and quality and determine key ecological relationships of both the aquatic and terrestrial systems (see Diagram below). 
RIVER	has the same meaning as in section 2 of the RMA as set out below: means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
RIVER FLOOD HAZARD AREA	means land identified on the Planning Maps that has been assessed as having at least a 1 percent chance of river flooding occurring annually (1% AEP). This land is identified in the Planning Maps as: River Flood Hazard Area 3.
ROAD	has the same meaning as in section 2 of the RMA as set out below: has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes— f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988: g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof; — but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989. Section 2(1) of the Government Roading Powers Act 1989 motorway definition motorway— a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.
ROADSIDE STALL	Has the same meaning as "Rural Produce Stall" It means a building or structure for the sale of arts and crafts, fruit, vegetables, plants or shrubs, all of which are grown or produced on sites owned or occupied by the stall owner.

ROOT PROTECTION ZONE	means the circular area of ground surrounding a notable tree identified in *Schedule 2 – Notable trees*. The radius of the root protection area is 12 x trunk diameter, measured from the centre of the trunk at 1.4m above ground level, or measured below codominant forks, or at root flare for multiple stems. Where multiple stems originate at ground level, the trunk diameter is calculated by multiplying by 12 the square root of the combined stems squared, or (where DBH is diameter at breast height): $DBH = \sqrt{(DBH)^2 + (DBH)^2 + (DBH)^2}\, x\, 12$ *Note – see Schedule 2 for example diagrams and listed trunk diameters.*
RURAL INDUSTRY	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
RURAL PRODUCE STALL	Has the same meaning as 'Roadside Stall" and means a building or structure for the sale of arts and crafts, fruit, vegetables, plants or shrubs, all of which are grown or produced on sites owned or occupied by the stall owner.
SENSITIVE ACTIVITY	means all or any of the following: a. an educational facility, including a childcare facility, wananga and kohanga reo, b. a residential activity, including papakainga building, rest home, retirement village, visitor accommodation, home stay; c. a healthcare activity; and d. a hospital.
SETBACK	means a distance measured horizontally from a boundary, feature or item as specified in a rule.
SEWAGE	means human excrement and urine.
SIGN	means any device, character, graphic or electronic display, whether temporary or permanent; which a. is for the purposes of— i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any, structure or natural object; and c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
SIGNIFICANT HAZARDOUS FACILITY	means a site where the aggregate quantity of any hazardous substance of any hazard classification on the site exceeds the quantity specified for the applicable zone in Standard HS-S1 in the Hazardous Substances chapter of this plan.
SITE	means: a. an area of land comprised in a single record of title as per Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title as per Land Transfer Act 2017 could be issued without further consent of the Council; or d. except that in relation to each of sub clauses a. to c., in the case of land subdivided under the Unit Title Act 1972 or 2010 or a cross lease system, a site is the whole of the land subject to the unit development or cross lease.
SITE OF INTEREST TO MĀORI	means an archaeological site or other place in which an iwi or a hapū has, or at any time has had, an interest
SITES AND AREAS OF SIGNIFICANCE TO MĀORI	means a site or area listed in SCHED3 — Sites and Areas of Significance to Māori and identified on the Planning Maps.
SMALL-SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITIES	means renewable electricity generation, where at least 50% of the energy generated is supplied to the site it is located, and includes domestic and micro-scale renewable electricity generation.
SOFT LANDSCAPING	Includes but is not limited to planting, paths, fencing and gates.
SPECIAL AUDIBLE CHARACTERISTIC	has the same meaning as 'special audible characteristic' in ***section 6.3 of New Zealand Standard 6802:2008 Acoustics — Environmental Noise.***

SPORT AND RECREATION ACTIVITY	means the use of land and/or buildings for organised sport, recreation activities, tournaments and sports education, e.g. parks, playgrounds, sportsgrounds, swimming pools, stadia and multi-sports facilities. It includes ancillary activities to sport and recreation activities.
STATUTORY ACKNOWLEDGEMENT	means the statutory areas subject to statutory acknowledgements pursuant to an Act listed in Schedule 11 to the RMA in which the Crown recognises a claimant iwi/hapū group's special relationship with sites of high and significant importance to them, e.g. lakes, rivers, mountains, forests, islands, wetlands, coastal areas, etc.
STATUTORY ACKNOWLEDGEMENT AREAS	means the statutory areas subject to statutory acknowledgements pursuant to an Act listed in Schedule 11 to the RMA in which the Crown recognises a claimant iwi/hapū group's special relationship with sites of high and significant importance to them, such as lakes, rivers, mountains, forests, islands, wetlands, and coastal areas.
STORAGE	Means in the context of hazardous substances or hazardous waste, the containment of a hazardous substance or hazardous waste, either above ground or underground, in enclosed packages, containers or tanks. It includes vehicles used to transport any hazardous substance that are stationary within a hazardous facility for more than short periods of time.
STORMWATER	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.
STRUCTURE	has the same meaning as in section 2 of the RMA as set out below: means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.
SUBDIVISION	has the same meaning as "subdivision of land" in section 218 of the RMA as set out below: means— a. the division of an allotment— i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
SUPPORTED RESIDENTIAL CARE ACTIVITIES	means land and buildings in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents or where care is provided daily to individuals.
SUSTAINABLE MANAGEMENT	has the same meaning as in section 5 of the RMA as set out below: means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while— a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment.
TECHNICIAN ARBORIST	means a person who: a. by possession of a recognised arboriculture degree or diploma and on the job experience, is familiar with the tasks, equipment and hazards involved in arboriculture operations; and b. has demonstrated competency to Level 4 New Zealand Certificate in Horticulture Services (Arboriculture) standard (or to an equivalent arboriculture standard); and c. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees, and the management of construction activities within root zones including experience in

	the use of industry recognised risk-assessment methods.
TEMPORARY ACTIVITY	means activities and their ancillary buildings and structures that are intended to have a limited duration and incidence, with a start and end date and time, and are not part of a permanent activity that occurs on the site. They include: a. fairs; b. festivals and special events; c. commercial filming or video production activities; d. public firework displays; e. site offices, scaffolding, fencing, offices or storage sheds ancillary to construction projects; f. temporary farmers or crafts markets.
TEMPORARY INFRASTRUCTURE	means infrastructure established on a temporary basis intended to provide services, or supplement existing services, for a defined or undefined period, where: a. there is or will be a disruption to necessary services provided by existing infrastructure because of unforeseen circumstances or planned maintenance or upgrading; or b. the temporary infrastructure is to provide necessary services in advance of the provision of permanent infrastructure.
TEMPORARY MILITARY TRAINING ACTIVITY	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act: b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere: c. the contribution of forces under collective security treaties, agreements, or arrangements: d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations: e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency: f. the provision of any public service.
TERRITORIAL AUTHORITY	has the same meaning as in section 5 of the Local Government Act 2002 as set out below: means a city council or a district council named in Part 2 of Schedule 2.
THIRD PARTY ADVERTISING SIGN	means a sign unrelated to or not associated with goods or services available or occurring on the site on which the sign is located, except where specifically provided for as a permitted activity for a temporary sign, an official sign or an information sign.
TRADE SUPPLY RETAIL	means a business engaged in sales to businesses, and may also include sales to the public and wholly consists of suppliers of goods in one or more of the following: a. automotive and marine suppliers, b. building supplies, c. garden and landscaping supplies, d. hire services (excluding hire of books, DVD and video), e. office furniture, equipment and system supplies.
TRAFFIC INTENSITY FACTOR	means a method of assessing the likely traffic effects from a particular new activity and is based on the average typical daily one-way vehicle movements for that activity.
TRANSPORT NETWORK	means roads, cycleways, footpaths, state highways and rail
TREATY OF WAITANGI/TE TIRITI O WAITANGI	has the same meaning as the word Treaty as defined in section 2 of the Treaty of Waitangi Act 1975 as set out below: Treaty means the Treaty of Waitangi as set out in English and in Māori in Schedule 1.
TREATY SETTLEMENT LAND	means Commercial Redress and Vested Cultural Redress Land owned by iwi or hapu through Treaty Claims Settlement legislation.
USE	Means in the context of a hazardous substance, the manufacturing, processing or handling of a hazardous substance for a particular activity without necessarily changing the physical state or chemical structure of the hazardous substance involved. This includes mixing, blending and packaging operations, or the use of a hazardous substance as a cooling or heating medium. It does not include the filling or drawing of a hazardous substance from bulk storage tanks unless the processing is

	permanently connected to the bulk storage, and does not include loading out and dispensing of petroleum products.
VEGETATION CLEARANCE	in relation to indigenous vegetation, includes the pruning, trimming, clearance and removal of any indigenous vegetation.
VEHICLE CROSSING	means a formed vehicle access between a road carriageway and a site boundary. . [See Diagram below.] 
VERANDAH	means a weatherproof covering, substantially covering a footpath used by the public.
VESTED CULTURAL REDRESS LAND	Non-commercial land (including areas of cultural, spiritual, historical or traditional significance) which is returned to an iwi or hapu group by statutory vesting of fee simple estate in the settlement of their historical claims, under the Treaty of Waitangi, to meet its cultural rather than economic interests.
VIABLE GENETICALLY MODIFIED VETERINARY VACCINE	A genetically modified veterinary vaccine that could survive or replicate in the environment or be transmitted from the inoculated recipient.
VISITOR ACCOMMODATION	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
VULNERABLE ACTIVITIES	means residential activities, care facilities (including day care centres), retirement villages, visitor accommodation, marae and medical facilities with overnight stay facilities.
WASTEWATER	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.
WATER	has the same meaning as in section 2 of the RMA as set out below: a. means water in all its physical forms whether flowing or not and whether over or under the ground: b. includes fresh water, coastal water, and geothermal water: c. does not include water in any form while in any pipe, tank, or cistern.
WATERBODY	has the same meaning as in section 2 of the RMA as set out below: means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.
WET ABRASIVE BLASTING	means abrasive blasting using material to which water has been added.
WETLAND	has the same meaning as in section 2 of the RMA as set out below: includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
WETLAND, LAKE AND RIVER MARGINS	means the area of land within: 1. 30 metres of: a. a natural inland wetland; b. the bed of lake greater than 1ha, and is not: i. an artificial lake where the primary purpose is for managing stormwater; ii. a municipal or farm wastewater treatment pond; or iii. a constructed farm water supply pond or dam; and c. the bed of a river greater than 3m average width over any 10m length of river; and

	2. 6 metres of a continually flowing river less than 3m average width over any 10m length of river. For the purposes of this definition, the width is to be measured in relation to the bed of the waterbody.
WHĀNAU, HAPŪ OR IWI DEVELOPMENT PLAN	means a plan developed by whānau, hapū or iwi that provides guidance to the Council when administering activities located within the Māori Purpose Zone or other areas of iwi or hapū influence. The must include the following: • Location, size and use of any buildings. • Details of any management structure that administers the land. They may reflect iwi or hapū aspirations or highlight important locational resources.
WHOLESALERS	Means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.
WORKS ARBORIST	means a person who: a. by possession of a recognised arboriculture degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboriculture operations; and b. has demonstrated competency to Level 4 New Zealand Certificate in Horticultural Services (Arboriculture) standard (or to an equivalent arboriculture standard).
YARD-BASED RETAIL	means any retail activity which supplies goods or services primarily from an open or semi-covered yard, and where the yard comprises at least 50% of the total area used for retail activities. This includes but is not limited to: a. garden centres, b. service stations, c. automotive and marine supplies, d. agricultural supplies, e. heavy machinery and plant sales.

Abbreviations

AEP	Annual Exceedance Probability
ARI	Average Recurrence Interval
GFA	Gross Floor Area
HNCA	High Natural Character Area
HNZPT	Heritage New Zealand Pouhere Taonga
HNZPTA	Heritage New Zealand Pouhere Taonga Act 2014
HSNO Act	Hazardous Substances and New Organisms Act 1996
IHEMP	Iwi/Hapū Environmental Management Plan
KDC	Kaipara District Council
LGA	Local Government Act 2002
NES	National Environmental Standard
NESETA	National Environmental Standards for Electricity Transmission Activities 2009
NESCF	National Environmental Standard for Commercial Forestry 2017
NESF	National Environmental Standards for Freshwater 2020
NESTF	National Environmental Standards for Telecommunications Facilities
NPS	National Policy Statement
NRC	Northland Regional Council
NRPS	Northland Regional Policy Statement
ONCA	Outstanding Natural Character Area
ONF	Outstanding Natural Feature
ONL	Outstanding Natural Landscape
RMA	Resource Management Act 1991
STEM	Standard Tree Evaluation Method

Glossary

Awa	Fresh water, river, stream, creek, canal
Hapū	Sub-tribe
Iwi	(noun) extended kinship group, tribe, nation, people, nationality, race - often refers to a large group of people descended from a common ancestor and associated with a distinct territory.
Kaihaukai	Tribe, extended kinship group descended from a common ancestor.
Kaitiaki / Kaitiakitanga	The exercise of guardianship by the Tangata Whenua of an area in accordance with tikanga Māori in relation to natural and physical resources and includes the ethic of stewardship. (RMA definition)
Kōhunga Reo	Early childhood environment where learning takes place in te reo and tikanga Māori.
Mana Whenua	Customary authority exercised by an iwi or hapu in an identified area". Literally translated means "authority over land".
Marae	Complex of buildings which provide the focal point for social, cultural, and economic activity for Māori and the wider community.
Mātauranga Māori	Māori customary knowledge, traditional knowledge or intergenerational knowledge.
Maunga	Mountain
Pā	Fortified village
pou haki	Flagpole
Raranga	Weaving
Repo	Wetland
Rongoā	Traditional Māori medicine or treatment
Roto	Lake
Tangata Whenua	In relation to a particular area, means the iwi, or hapū, that holds mana whenua over that area. (RMA definition)
Taonga	Socially and culturally valuable objects and resources as determined by tangata whenua.
Tauranga Waka	Canoe landing sites (RMA definition).
Tikanga	Customary values and practices that have developed over time.
Tupuna	Ancestor
Urupā	Burial site
Wāhi tapu	A place sacred to Māori in the traditional, spiritual, religious, ritual or mythological sense.
Wāhi Tūpuna	A place important to Māori for its ancestral significance and associated cultural and traditional values, and a reference to wāhi tūpuna includes a reference, as the context requires, to: a. wāhi tīpuna b. wāhi tupuna c. wāhi tipuna
Waka Ama	Outrigger canoe
Whakairo	Carving
Whare Karakia	Church

Whenua	Land

National Policy Statements and New Zealand Coastal Policy Statement

Overview

National Policy Statements (NPS) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, polices and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

NPS Reviews

The following table lists relevant NPS and the NZCPS and indicates reviews undertaken for the Kaipara District Plan:

Reference Document	Kaipara District Plan reviewed prior to notification?
National Policy Statement for Indigenous Biodiversity 2023	Yes
National Policy Statement for Highly Productive Land 2022	Yes
National Policy Statement on Freshwater Management 2020	Yes
National Policy Statement on Urban Development 2020	Yes
National Policy Statement on Renewable Electricity Generation 2011	Yes
National Policy Statement on Electricity Transmission 2008	Yes
New Zealand Coastal Policy Statement 2010	Yes

National Environmental Standards

Overview

National environmental standards (NES) are prepared by Central government and prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require resource consent. NES must be observed and enforced by local authorities.

Relevant National Environmental Standards

The following relevant NES are currently in force:

1. Resource Management (National Environmental Standards for Freshwater) Regulations 2020.
2. Resource Management (National Environmental Standard for Commercial Forestry) Regulations 2017.
3. Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016.
4. Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
5. Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
6. Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007.
7. Resource Management (National Environmental Standards for Air Quality) Regulations 2004.

Regulations

Regulations in force

The regulations included in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed above). These regulations are:

1. Resource Management (Discount on Administrative Charges) Regulations 2010
2. Resource Management (Exemption) Regulations 1996
3. Resource Management (Exemption) Regulations 2017
4. Resource Management (Forms, Fees, and Procedure) Regulations 2003
5. Resource Management (Infringement Offences) Regulations 1999
6. Resource Management (Marine Pollution) Regulations 1998
7. Resource Management (Measurement and Reporting of Water Takes) Regulations 2010
8. Resource Management (Network Utility Operations) Regulations 2016
9. Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

Tangata whenua/Mana whenua

Mai Waipoua ki Pouto i Te Tai Hauāuru;
Whakawhiti atu i te raki o te moana o Kaipara ki Oruawharo.
Mai Oruawharo ki Mangawhai ki te rāwhiti.
Mai Mangawhai ki Tangiteroria,
haere whakateraki ki Tutamoe,
whakahoki atu ki Waipoua.

Overview

This chapter provides context and process-related information. There are no planning objectives, policies or rules in this chapter. Planning provisions related to Tangata Whenua/Mana Whenua are integrated throughout other parts of the plan.

The natural environment, including whenua, waters, coasts, oceans, air, flora, and fauna, is important in regard to how Tangata Whenua/Mana Whenua engage and interact with the natural environment.

The natural environment contains the physical landmarks of the places where Māori moved and lived throughout the Kaipara District since their arrival. This connection and relationship to the whenua (land), resources, and people within the Kaipara rohe has enabled them to maintain and develop generations of mātauranga Māori about the whenua, moana (sea), awa (rivers, streams), ngāhere (forest) and their other taonga within the Kaipara District.

Many iwi and hapū link back to the Kaipara District area, connecting themselves through historical events and occupation over time. However, the tangata, who maintain and hold mana over areas within the Kaipara District generally whakapapa back to the following Iwi Authorities: Te Uri o Hau, Te Roroa, Ngāti Manuhiri, Te Kawerau ā Maki, Ngātiwai, Ngāti Whātua Rūnanga and Ngāpuhi.

Iwi authorities within the Kaipara District

Kaipara District contains the seven Iwi Authorities in the table below. Four have been established under Treaty Settlement Claims legislation, with the remaining three established under other legislative mechanisms. These three Iwi Authorities are still progressing their own Treaty settlements with the Crown.

Contact details for iwi are available from Council.

Kaipara iwi authorities

There are areas within Kaipara District where Treaty settled Iwi Authorities areas of interest overlap one another.

Iwi/Hapu	Iwi Authority	Legislation
Te Uri o Hau	Te Uri o Hau Settlement Trust	Te Uri o Hau Claims Settlement Act 2002
Te Roroa	Te Roroa Whatu Ora Trust	Te Roroa Claims Settlement Act 2008
Te Kawerau ā Maki	Te Kawerau ā Maki Iwi Tribal Authority	Te Kawerau ā Maki Claims Settlement Act 2015
Ngāti Manuhiri	Ngāti Manuhiri Settlement Trust	Ngāti Manuhiri Claims Settlement Act 2012
Ngāti Whātua Rūnanga	Te Rūnanga o Ngāti Whātua	Te Runanga o Ngāti Whatua Act 1988
Ngātiwai	Ngātiwai Trust	Charitable Trusts Act 1957

Ngāpuhi	Te Rūnanga Ā Iwi Ō Ngāpuhi	Māori Fisheries Act 2004

Te Iwi o Ngāti Whātua

Ngāti Whātua are a confederation of autonomous whānau and hapū who are connected by tātai and long association over time. The term Ngāti Whātua is generally used to describe the descendants of Haumoewarangi and Tuperiri. Their rohe covers the whole of the Kaipara, some of Whangārei District and much of Tamaki Makaurau. It extends from Maunganui and Manaia in the north to the Tamaki River in the South. It is usually expressed as Tamaki ki Maunganui i te Tai Hauauru and Tamaki ki Manaia i te Rawhiti. The northern boundary is expressed as Manaia titiro ki Whatitiri, Whatitiri titiro ki Tutamoe, Tutamoe titiro ki Maunganui. The Southern boundary is expressed as Te Awa o Tamaki.

Te Rūnanga o Ngāti Whātua was constituted by Te Rūnanga o Ngāti Whātua Act 1988 (the Rūnanga). It is a Māori Trust Board under the Māori Trust Boards Act 1955. The Rūnanga is the sole representative body and authorised voice to deal with issues affecting the whole of Ngāti Whātua.

Whilst most of Ngāti Whātua historical claims have been settled by deeds of settlement for Te Uri o Hau, Te Roroa, Ngāti Whātua o Kaipara and Ngāti Whātua Ōrakei, the remaining Ngāti Whātua historical claims including redress over Kaipara Moana are still in the process of being finalised.

Te Uri o Hau

The ancestor of Te Uri o Hau is Haumoewaarangi. From the marriage of Haumoewaarangi with Waihekeao came seven offspring: Makawe, Mauku, Whiti, Weka, Ruinga, Rongo and Hakiputatomuri. From Hakiputatomuri came many descendants known to this day as Te Uri o Hau.Te Uri o Hau is a proud hapū of Ngāti Whātua with whom they share the common ancestor Haumoewaarangi.

The oral history of Te Uri o Hau records that Ngāti Whātua (of whom Te Uri o Hau is part of) and the Crown had a special relationship which was recognised in two distinctive ways. First, by their entering into a separate treaty written on a sheepskin parchment which is known as ‘Kirihipi Te Tiriti o Ngati Whatua’. Secondly, in the presentation by the Crown of a bust of Queen Victoria which is sited in a place of importance at Otamatea marae to this day.

The Te Uri o Hau takiwa within the Kaipara District is marked by Mahuta Gap to Pouto Point along Ripiro and from here it follows the District’s boundary line and dissects the Kaipara Harbour across the land to Mangawhai on the East Coast. The Te Uri o Hau boundary line follows the District's boundary line north then swings back inland to the Brynderwyns. From this point the Te Uri o Hau boundary heads north to the northern most point at Pikawahine Stream and turns back West to Dargaville then back out to Mahuta Gap. Te Uri o Hau holds mana whenua over the largest portion of the Kaipara District. Te Uri o Hau takiwa also extends beyond the Kaipara District boundaries and into both Auckland and Whangarei District Councils.

Te Uri o Hau consists of fourteen Marae within the Kaipara District.

Te Uri o Hau Settlement Trust is the legal entity of Te Uri o Hau hapū and whanau, and provides for the environmental, cultural, social, and economic well-being. Environs Holdings Limited is the environmental subsidiary of Te Uri o Hau Settlement Trust that is responsible for the implementation of the activities that advance the well-being of Te Uri o Hau hapū and whānau, to their natural resources within Te Uri o Hau estates and territory.

Te Uri o Hau Claims Settlement Act 2002 recognises the rangatiratanga of Te Uri o Hau over their statutory area of interest, records the Crown apology to Te Uri o Hau and gives effect to provisions of the Te Uri Hau Deed of Settlement. It provides a number of mechanisms enabling Environs Holdings Limited to exercise kaitiakitanga throughout Te Uri o Hau estates and territory.

Statutory areas of interest:

1. Protocols with Crown Ministers and their statutory agencies;
2. Memoranda of Understanding with regional and territorial authorities;
3. Statutory Acknowledgement areas throughout Te Uri o Hau estates and territories;

4. Deeds of Recognition throughout Te Uri o Hau estates and territories;
5. The designation of Kirihipi Overlay (Conservation areas) throughout estates and territory;
6. Working Together document with the Department of Conservation;
7. Cultural redress properties returned to Te Uri o Hau; and
8. Te Uri o Hau Kaitiakitanga o Te Taiao 2011 (environmental management plan).

Statutory Acknowledgements and Overlays

Statutory acknowledgements within the Kaipara District can be located on the planning maps and may be listed as a site or area of significance to Māori as identified in SCHED 3 - Sites and Areas of Significance to Māori:

- Mangawhai marginal strip;
- Oruawharo River stewardship area;
- Pukekaroro scenic reserve;
- Kaipara Harbour coastal area;
- Mangawhai Harbour coastal area; and
- Kiripihi Overlay

Nohoanga Areas

Nohoanga entitlements provide a right of seasonal occupation and use for Te Uri o Hau whānau of specified areas of Crown-owned land near water bodies for harvest of natural resources (sections 75- 91, Te Uri o Hau Act).

Nohoanga areas within the Kaipara District are located in the schedules of the Te Uri o Hau Act:

- Lake Whakaneke (Waterway) - Lake Whakaneke
- Kaipara Harbour (Waterway) - Te Taa Hinga
- Lake Mokeno (Waterway) — Lake Mokeno

Te Roroa

Te Roroa is the District's oldest iwi, whose progenitor is Manumanu 1. Great grandson of Tohe, Manumanu 1 descends from Ngai Tamatea. He joined the great taua of tangata made up from Ngati Awa, Ngati Miru, Nga Ririki, Ngai Tahu, and Ngai Tamatea to explore and settle new lands as they travelled Southwards from the Far North area.

Manumanu 1 began his settlement regime in Waimamaku by leaving some of his tangata behind to maintain his ahi ka and settle the whenua there whilst he continued South. He along with his brother continued this occupation pattern as far as Tikitiki, across to Tokatoka and up into hinterlands of Opanake and Tutamoe.

To commemorate the death of Manumanu 2 (Manumanu 1s son who died in a battle at Kawakawa, whilst aiding his mother's whānau), the Tangata Whenua who made up Manumanu 1 and his brothers respective Iwi were merged and renamed Te Roroa.

The Te Roroa takiwa within the Kaipara District is marked by two maunga that stand as their inland boundary, Tutamoe and Tokatoka. With the two tributaries along Ripiro Beach, Waipoua River in the north and Tikitiki in the south, representing the coastal boundary within the Kaipara District. Te Roroa rohe extends into the South Hokianga area which is part of the Far North District Council.

Te Roroa consists of five Marae in the Kaipara District.

Te Roroa Whatu Ora Trust is the legal entity of Te Roroa hapū and whānau, and provides for the environmental, cultural, social, and economic well-being. Whatu Ora Custodial Company Limited is the environmental subsidiary of Te Roroa Whatu Ora Trust who is responsible for the implementation of the activities that advance the well-being of Te Roroa hapū and whanau, and their natural resources within the Te Roroa rohe.

Te Roroa Claims Settlement Act 2008 recognises the rangatiratanga of Te Roroa over their statutory area of interest, records the Crown apology to Te Roroa and gives effect to provisions of the Te Roroa Deed of Settlement. It provides a number of mechanisms enabling Whatu Ora Custodial Company Limited to exercise kaitiakitanga throughout Te Roroa estates and territory. Statutory agreements and obligations:

1. Protocols with Crown Ministers and their statutory agencies;
2. Memoranda of Understanding with regional and territorial authorities;
3. Statutory Acknowledgement areas throughout Te Roroa estates and territories;
4. Deeds of Recognition throughout Te Roroa estates and territories;
5. Te Tarehu Overlay;
6. Mahi Tahi document with the Department of Conservation;
7. Cultural redress properties returned to Te Roroa; and
8. Nga Ture Mo Te Taiao O Te Roroa (Environmental management plan).

Statutory Acknowledgements and Overlays

Statutory acknowledgements within the Kaipara District can be located on the planning maps and may be listed as a site or area of significance to Māori as identified in SCHED 3 - Sites and Areas of Significance to Māori:

- Tokatoka Scenic Reserve; and
- Te Tarehu overlay

Resource management decision makers are advised to contact Te Roroa should your proposed activity affect their interests or values in these areas.

Ngātiwai

Ngātiwai is unified by its descent from one of the oldest lineages in Taitokerau, Ngāti Manaia. Unlike surrounding iwi, direct descent from Manaia has given Ngātiwai status on Northland's east coast since the beginning of human occupation. The occupation of Manaia established iwi status in the northern part of the Ngātiwai rohe. Principally through the son of Manaia, Tahuhunuiorangi, manawhenua and manamoana of Ngātiwai on the coast from Whangarei to Whangaparaoa was established.

At times this extended to Tamaki. After the time of Te Rangihokaia, himself a descendent of Manaia, a number of key marriages cemented the relationship between Ngātiwai and the Kawerau hapū of Ngāti Rehua and Ngāti Manuhiri. This ongoing relationship with Tainui is another unique feature of Ngātiwai among iwi in Taitokerau. Today, Ngātiwai claims manawhenua and manamoana from Rākaumangamanga to Mahurangi, across to Aotea, and returning to Rākaumangamanga by way of the many islands and waters of Te Moana-nui-a-Toi.

The Ngātiwai Trust Board, based in Whangarei, is the mandated authority for Te Iwi o Ngātiwai. Te Iwi o Ngātiwai exercises mana whenua and mana moana over its rohe or region of responsibility, which extends from Tapeka Point in the Bay of Islands to Takatu Point, south Omaha and encompasses the eastern seaboard and all off-shore islands, including Tawhiti Rahi and Aorangi (Poor Knights), Taranga and Marotere (Hen and Chickens Islands), Aotea (Great Barrier Island) and Hauturu (Little Barrier Island).

The rohe of Te Iwi o Ngātiwai encompasses part of the jurisdictional area of five district councils (Far North, Whangarei, Kaipara, Rodney, Auckland City) and two regional councils (Northland and Auckland).

Ngāpuhi

Ngāpuhi is the largest iwi in Aotearoa. They are located in te tai tokerau, the far north. The territory spans west to east from Hokianga to the Bay of Islands, and southwards to Maunganui Bluff and Whangārei.

Rāhiri is the founding ancestor of Ngāpuhi. He was born at Whiria pā, the son of Tauramoko and Te Hauangiangi. Tauramoko was a descendant Kupe, captain of the Matawhaorua canoe, and Nukutawhiti of the Ngātokimatawhaorua canoe. Te Hauangiangi was the daughter of Puhi, captain of the Mataatua canoe. The maunga that form the sacred house of Ngāpuhi have geographical, spiritual and ancestral significance to the iwi. The following are significant maunga: Pūhanga Tohorā, Te Ramaroa which is the mountain that guided the master navigator and captain Kupe into Hokianga Harbour. Whiria which was the home of many members of the founding family of Ngāpuhi. Panguru and Papata, Maungataniwha, Tokerau, Rākaumangamanga, Manaia, Tūtāmoe and Maunganui Bluff.

The Ngāpuhi Rūnanga Group is a collective of four organisations who represent the interests and aspirations of

more than 125,000 people who identify themselves as Ngāpuhi.

Te Rūnanga-Ā-Iwi-Ō-Ngāpuhi is the parent organisation of the Group that includes Ngāpuhi Iwi Social Services, Te Hau Ora O Ngāpuhi and the Ngāpuhi Asset Holding Company.

The Trust Deed for Te Rūnanga-Ā-Iwi-Ō-Ngāpuhi defines the purpose of Takiwā, to provide an opportunity for any person of Ngāpuhi descent to participate and provide input into the interests of all Ngāpuhi.

Statutory acknowledgements and overlays

Statutory acknowledgements within the Kaipara District can be located on the planning maps and may be listed as a site or area of significance to Māori as identified in SCHED 3 - Sites and Areas of Significance to Māori:

- Tokatoka Scenic Reserve; and
- Te Tarehu overlay

Ngāti Manuhiri

Ngāti Manuhiri Settlement Trust is the legal entity of Ngāti Manuhiri hapū and whanau, and provides for the environmental, cultural, social, and economic well-being.

Ngāti Manuhiri Claims Settlement Act 2012 (NM Act) recognises the rangatiratanga of Ngāti Manuhiri over their statutory area of interest, records the Crown apology to Ngāti Manuhiri and gives effect to provisions of the Ngāti Manuhiri Deed of Settlement. It provides a number of mechanisms enabling Ngāti Manuhiri Settlement Trust to exercise kaitiakitanga throughout Ngāti Manuhiri estates and territory.

1. Protocols with Crown Ministers and their statutory agencies;
2. Statutory Acknowledgement areas throughout Ngāti Manuhiri estates and territories;
3. Deeds of Recognition throughout Ngāti Manuhiri estates and territories; and
4. Cultural and commercial redress properties.

Statutory acknowledgements and overlays

Ngāti Manuhiri do not have any statutory acknowledgements within the Kaipara District; however, their area of interest does extend into the South-eastern boarder of the District.

Te Kawerau ā Maki

Te Kawerau ā Maki Settlement Trust is the legal entity of Te Kawerau ā Maki hapū and whanau, and provides for the environmental, cultural, social, and economic well-being.

Te Kawerau ā Maki Claims Settlement Act 2015 (TKaM Act) recognises the rangatiratanga of Ngāti Manuhiri over their statutory area of interest, records the Crown apology to Ngāti Manuhiri and gives effect to provisions of the Te Kawerau ā Maki Deed of Settlement. It provides a number of mechanisms enabling Te Kawerau ā Maki Settlement Trust to exercise kaitiakitanga throughout Te Kawerau ā Maki estates and territory.

1. Protocols with Crown Ministers and their statutory agencies;
2. Statutory Acknowledgement areas throughout Te Kawerau ā Maki estates and territories;
3. Deeds of Recognition throughout Te Kawerau ā Maki estates and territories; and
4. Cultural and commercial redress properties.

Statutory acknowledgements and overlays

Te Kawerau ā Maki do not have any statutory acknowledgements within the Kaipara District, however, like Ngāti Manuhiri their area of interest does extend into the South-eastern border of the District.

Iwi/hapū environmental management planning documents

Iwi/Hapū Environmental Management Plan (IHEMP) is a term commonly applied to a resource management plan developed by hapū, iwi or an iwi authority. IHEMPs are holistic documents that describe resource

management issues of importance to Tangata Whenua.

The plans may also contain information relating to specific cultural values, historical accounts, and descriptions of areas of interest (iwi/hapū boundaries/rohe) along with consultation/engagement protocols for resource consents and monitoring, plan changes and matters of significance for Tangata Whenua.

IHEMPs are taken into account by Council when preparing or changing the district plan, to the extent that its content has a bearing on the resource management issues of the District.

Table of Iwi/Hapū Environmental Management Planning Documents:

Iwi Authority	**Iwi/hapū Environmental Management Plan**
Te Uri o Hau	**Te Uri o Hau Kaitiakitanga o te Taiao**
Te Roroa	**Nga Ture Mo Te Taiao o Te Roroa**
Te Kawarau ā Maki Iwi Tribal Authority	**Te Kawerau ā Maki Iwi Management Plan**
Patuharakeke	**Patuharakeke Hapū Environmental Management Plan 2014**

Participation of Tangata Whenua in RMA processes

Alongside the provisions contained in the RMA, Claims Settlement legislation ensures that Iwi Authorities can participate at a local level through the Council resource consent process as follows:

- Section 70 of the Te Roroa Claims Settlement Act 2008 and 95B of the RMA recognise the interests of Te Roroa in statutory acknowledgement areas in regards to notification of resource consent applications for activities that may affect land in these areas;
- Section 28 of the Ngāti Manuhiri Claims Settlement Act 2012; and
- Section 29 of the Te Kawerau ā Maki Claims Settlement Act.

Strategic Direction

Overview

The Strategic Direction chapter sets out the overarching direction for the sustainable management of growth, land use, and development in the Kaipara District. This chapter identifies the strategic and significant resource management issues that are most relevant for the Kaipara District.

The strategic objective and polices provide guidance on what the objectives and policies in other chapters of the plan are seeking to achieve. All relevant objectives and policies in the District Plan (including the Strategic Direction objectives and policies) are to be read as a whole and considered together. No hierarchy exists between them. Activity-specific and location-specific objectives and policies are included within the relevant chapters of this District Plan.

VK - Vision for Kaipara

Objectives

SD-VK-O1	Wellbeing
Social, economic, and cultural wellbeing are promoted through zones that provide for appropriate activities, character and amenity values across the Kaipara District and that set appropriate outcomes and expectations for each zone.	

SD-VK-O2	Enabling and driving economic growth and development
The guiding principles to support development include: 1. Facilitate growth by being flexible, accommodating and proactive when dealing with growth and business opportunities; 2. Be innovative and bold; and 3. Focus on relationships to respond to growth and development opportunities.	

SD-VK-O3	Primary production and protection of highly productive land
1. Primary production activities operate efficiently and effectively to contribute to economic and social wellbeing and prosperity of the Kaipara District, including food security; and 2. Highly productive land is protected for use in land-based primary production, both now and for future generations to give effect to the National Policy Statement for Highly Productive Land 2022.	

SD-VK-04	Rural lifestyle development
Rural lifestyle development is concentrated in appropriate locations to contribute to the distribution of population growth in the District without compromising primary production activities, loss of highly productive land whilst recognising the need for urban areas to grow.	

SD-VK-05	Drought resilient water supply
Residential development is appropriately serviced by infrastructure, including water supply systems that maintain supply during foreseeable drought periods.	

SD-VK-06	Reverse sensitivity
Reverse sensitivity effects between incompatible activities and zones are avoided where practicable, or otherwise mitigated.	

SD-VK-07	Providing a variety of living options and housing choices
A variety of development opportunities, living options and housing choices are provided for through a range of zones.	

SD-VK-O8	Development is supported by affordable infrastructure
Development is integrated and phased with the provision of appropriate and affordable infrastructure.	

HH - Historic Heritage

Objectives

SD-HH-01	Historic heritage of the Kaipara District
The contribution of historic heritage to the District's character and identity is recognised.	

NE - Natural Environment

Objectives

SD-NE-01	Indigenous biodiversity
Indigenous biodiversity is protected, maintained or enhanced.	

SD-NE-02	Coastal environment
The natural character of the coastal environment is preserved and protected from inappropriate subdivision, use and development.	

SD-NE-03	Outstanding natural features and landscapes
The characteristics, qualities and values of outstanding natural features and outstanding natural landscapes are identified and protected from inappropriate subdivision, use and development.	

NH - Natural Hazards and Resilience

Objectives

SD-NH-01	Natural hazards and resilience
1. Areas subject to predictable natural hazard risks are identified; 2. The risks from natural hazards are taken into account for all new subdivision, use and development; 3. The maintenance and upgrading of infrastructure assets that protect communities from natural hazard risks is provided for; and 4. Kaipara communities have reduced vulnerability, strengthened resilience, and enhanced capacity to adapt to the impacts of natural hazard events.	

TW - Tangata Whenua / Mana Whenua

Objectives

SD-TW-01	Tangata Whenua/Mana Whenua
The relationship of Tangata Whenua/Mana Whenua with ancestral lands, water, sites, wāhi tapu and other taonga is recognised and provided for.	

UFD - Urban Form and Development

Objectives

SD-UFD-O1	Residential, commercial, and industrial land
Opportunities exist for the development of residential, commercial, and industrial land to meet current and predicted future demand.	

SD-UFD-O2	Economic and business development
Economic and business development opportunities are enabled in Commercial and Industrial zones, and in other zones where the activity is compatible with the local environment, amenity, and the anticipated outcomes of the zone.	

SD-UFD-O3	Infrastructure
Sufficient infrastructure capacity, including social infrastructure, is available to support the development of the land when zoning land for urban activities, or funding is committed to develop the infrastructure before development occurs.	

SD-UFD-O4	Urban design
Urban development incorporates high quality urban design that contributes positively to the local context, amenity and anticipated outcomes for the zone.	

SD-UFD-O5	Urban consolidation and integration
Urban form is consolidated and integrated to accommodate future growth and provide development capacity effectively and efficiently for residential, business and community activities.	

Policies

SD-UFD-P1	Housing and business land development capacity
Ensure sufficient residential and business land development capacity is provided within or adjacent to existing urban areas.	

SD-UFD-P2	Urban amenity
Urban character and amenity values are managed through high quality urban design, recognising that amenity values and characteristics change over time.	

SD-UFD-P3	General residential zone
Use the General residential zone to accommodate the diverse housing needs of the community.	

SD-UFD-P4	Commercial zone
Use the Commercial zone to provide mixed use development comprising predominantly commercial and community activities in a consolidated network of attractive commercial centres.	

SD-UFD-P5	Heavy industrial zone
Use the Heavy industrial zone predominantly for large-scale industrial activities that may generate adverse effects on the environment.	

SD-UFD-P6	Light industrial zone
Use the Light industrial zone to provide areas to accommodate a range of industrial activities and associated activities while ensuring adverse effects on the surrounding environment are appropriately managed.	

SD-UFD-P7	Development in the Mangawhai/Hakaru Managed Growth Area
Limit new subdivision development within the Mangawhai/Hakaru Managed Growth Area to ensure infrastructure and servicing requirements can be appropriately directed to meet the demand of existing urban areas and future urban growth.	

FC - Financial Contributions

Overview

This chapter contains objectives and provisions to guide the assessment of financial contributions. Council has policies that provide for development contributions under the Local Government Act 2002 and financial contributions under the RMA in different circumstances. The chapter implements the Kaipara Financial Contributions Policy, contained in the Council's Long Term Plan 2024-2027.

Financial contributions are a contribution of money, land, or a combination of both, to address the specific effects generated by a land use activity or subdivision. A financial contribution can be levied in addition to a development contribution under the Council's contributions policies, but not for the same purpose.

The Resource Management Act 1991, section 77E allows Council to make a rule requiring a financial contribution for any class of activity other than a prohibited activity. Section 108 allows Council to impose financial contributions as a condition of a resource consent. A financial contribution must be in accordance with the purposes specified in the district plan. Financial contributions under this plan may be required to avoid, remedy, mitigate, or off-set any adverse environmental effects on all or any of the following:

1. Significant ecological features.
2. Riparian enhancement or protection.
3. Transport networks.
4. Reserves and community facilities.
5. Network utilities.

Adverse effects will be identified case by case. Onsite and offsite aspects of transport networks, reserves and network utilities will be assessed.

On-site facilities and linkages
On-site facilities and linkages are required to be provided by developers, at their cost, built to Council accepted standard. Generally, these facilities and linkages will be required as an ordinary condition on resource consents, not financial contributions. This includes infrastructure and services internal to a subdivision or development (for example pipes or roads within land being subdivided) as well as linkages outside the development site, connecting to existing Council-owned infrastructure or services.

Off-site facilities
Facilities remote from the development, such as reserves, wastewater treatment systems, water treatment plants and the transport network are adversely affected if subdivisions and developments add to usage and demand on such services. The costs of mitigating the effects of increased usage and demand on community services and infrastructure will be recovered through financial contributions. Effects considered in setting financial contributions include the effect of a new development taking up capacity of systems that have previously been expanded in anticipation of future development. Any positive effects in terms of increased capacity available to the wider community will also be assessed.

Objectives

FC-O1	Providing infrastructure
Community facilities and network infrastructure are provided to meet the additional demand generated by new subdivision or land use activities.	

FC-O2	Cost sharing
Subdividers and developers pay a fair and reasonable share of the costs of upgrading or providing new off-site infrastructure, public reserves and community facilities to meet demand generated by subdivision and development, and to ensure subdivision and development do not compromise the quality of service provided to existing users.	

FC-O3	Identifying costs
Before or at the time of development, identify all the costs of providing community facilities and network infrastructure generated by subdivision or new land use and determine the best funding method.	

FC-O4	Environmental protection
Natural environmental values are protected or enhanced where land use and development activities have adverse effects on these values.	

Policies

FC-P1	Identification of effects
Identify any adverse environmental effects of subdivision and development that are best addressed by Financial Contributions prior to the grant of any resource consent.	

FC-P2	Infrastructure or services solely for development
Require developers to meet the total cost of new infrastructure or services required solely to serve the proposed subdivision or land use activity, including onsite infrastructure, offsite network linkages and local upgrading of network utilities.	

FC-P3	Off-site upgrading of previous works
Require developers to contribute towards any previous upgrading of off-site infrastructure and services when a new subdivision or consented or permitted land use activity utilises excess capacity.	

FC-P4	Actual effects
Ensure that the amount of Financial Contributions required for each subdivision or land use activity reflects the nature and degree of actual adverse environmental effects as well as any positive environmental benefits.	

FC-P5	Proportion of costs for network utilities
Require developers to meet the proportion of costs generated by the development, where additional capacity of network utilities is needed to mitigate the adverse effects of a subdivision or land use activity.	

FC-P6	Share of costs for new and existing reserves
Require developments to pay their fair and reasonable share of the cost of purchasing land for new reserves or upgrading existing reserves where it is determined the subdivision or land use activity will increase the demand for new or existing reserves.	

FC-P7	Additional capacity of roads and transport networks
Require developers to meet the proportion of costs generated by the development, where additional capacity of roads and transport networks are needed to be upgraded to accommodate new subdivisions or land use activities.	

FC-P8	Effects not otherwise addressed
Require financial contributions for any subdivision or land use activity to ensure positive effects on the environment are achieved to off-set any adverse effects that cannot otherwise be avoided, remedied or mitigated.	

Rules

FC-R1	Conditions on resource consents: all activities requiring consent	
All Zones	1. This rule applies to all activities requiring resource consent which have adverse effects in the circumstances states in Standard FC-S2.1.a-f. 2. **Activity status:** The activity status given in the relevant rule which applies to the activity requiring resource consent. 3. **Financial contribution conditions** When granting resource consent, Council may impose a condition for financial contributions of a form, purpose, method and timing of payment, and applicable calculations, stated in standards: a. FC-S1 - Form of financial contributions; b. FC-S2 - Purpose of financial contributions; c. FC-S3 - Method and timing of payment; d. FC-S6 - Calculation of contributions for transport networks (including roads); e. FC-S5 - Calculation of contributions for Reserves; and f. FC-S8 - Calculation of contributions for Network Utilities.	4. **Activity status when compliance not achieved:** Not Applicable 5. **Assessment criteria or matters of discretion:** When making decisions about the imposition and level of Financial Contributions, in addition to matters mentioned in policies and standards, Council will consider: a. The extent to which the proposed activity generates adverse and positive effects relevant to the purposes of contributions; b. Any previous Financial Contributions related to the site. c. The extent to which a contribution is fair and reasonable; and d. In relation to reserves and open space contributions: the proximity of the land to existing reserves and public open space areas and the facilities there; and the extent to which any land area set aside would effectively complement or provide linkage to other reserves including esplanade reserves in the immediate vicinity

Standards

FC-S1	Form of financial contributions

1. Contributions may be in the form of:
   a. Money; or
   b. Land; or
   c. Both money and land.
2. Where land is provided as a financial contribution, it shall be suitable for the intended use and the community to be served.
3. Where a developer offers land as a financial contribution, Council has the sole discretion to accept land as a substitute for a monetary financial contribution.
4. The value of any land substituted for a monetary financial contribution shall not be less than the amount of any contribution in money calculated under the relevant formula.
5. Land shall be valued, where necessary, by a registered valuer.
6. A financial contribution will not be taken where:
   a. A development contribution is taken under Section 200 of the Local Government Act 2002 for the same purpose; or
   b. A financial contribution for the same purpose has already been paid in respect of that area of land.

7. GST will be charged in addition to a calculated contribution, where applicable.

FC-S2	Purpose of financial contributions

1. The purpose of financial contributions is to recover from developers a contribution in the form of money or land or both, to be applied to avoid, remedy or mitigate adverse effects of the proposed activity on the environment, in these circumstances:
    a. Protecting and or enhancing significant ecological features likely to be adversely affected by the activity proposed;
    b. Protecting or enhancing riparian areas where the public access, habitat or water quality values of these areas or adjoining lakes, rivers or coastal waters are likely to be adversely affected by the activity proposed, and no esplanade area exists;
    c. Establishing a new road, service lane or other transport linkage to cater for new traffic movements arising from a proposed land use or subdivision;
    d. Upgrading an existing road, service lane or other transport linkage, including any additional land needed for road widening purposes, to cater for increased traffic movements arising from a proposed land use or subdivision;
    e. Establishing or upgrading reserves and public open space areas (including facilities thereon) to cater for increased demand for reserves, open spaces and facilities arising from a proposed land use or subdivision; and
    f. Installing or upgrading of any network utility including any water supply system, stormwater system, or wastewater system, to avoid, remedy or mitigate the adverse effects of development and to maintain service levels for existing users.

FC-S3	Method and timing of payment

1. Contributions in the form of money in respect of a Subdivision Consent must be paid, or completed prior to the issue of a certificate under Section 224 of the Resource Management Act 1991.

2. Contributions in the form of land shall vest on the deposit of the survey plan under Section 223 of the Resource Management Act 1991, prior to the issue of a certificate under Section 224 of the Resource Management Act 1991.

3. Contributions payable in any form in respect of a land use activity or development must be paid prior the grant of building consent or service connection (whichever is earlier) or where no building consent or service connection is involved, before the commencement of the activity.

4. Where the Council has received a Financial Contribution for the purpose of specific work, it shall be obliged to carry out such work at the appropriate time. If Council carries out the work at less cost than the contribution paid, the Council shall refund the balance to the person who paid the contribution.

Note: *See RMA section 110 for refund of financial contributions where the activity does not proceed.*

FC-S4	Calculation of contributions for transport networks (including roads)

1. The Council will assess Financial Contributions for transport networks (including roads) for each development, considering the traffic safety and efficiency effects of the proposed activity and the extent to which any adverse effects can be avoided, remedied or mitigated.

2. Contributions in land may be required where one of the following circumstances exist:
    a. A new road, service lane or other transport linkage is considered necessary to serve the proposed land use or subdivision development;
    b. Part of an adjoining section of road or transport network has been formed outside the legal road reserve and it needs to be legalised as part of the proposed land use or subdivision development;
    c. A corner splay or other similar works are necessary to improve driver visibility and associated traffic safety on a section adjoining a proposed land use or subdivision; or
    d. Part of an adjoining section of road or Transport Network needs to be realigned to improve its safety and efficiency.

3. Contributions in money may be required where an existing road serving the proposed subdivision or

land use requires upgrading to accommodate the anticipated traffic effects. Where a contribution in money is required to be paid to Council relating to the upgrading of any road or service lane, it shall be determined having regard to the existing traffic using the road, the additional traffic expected from the proposed subdivision or land use and current Kaipara District Council engineering standards.

4. The Council will calculate the additional number of vehicle movements generated per day, considering the intended use of the lots or sites and any seasonal fluctuations in traffic. For residential subdivisions the Council will generally adopt an average of 8 vehicle movements per day for each new lot created.

5. Any contribution in money will be determined based on the following formula:
   (Estimated Cost of Road Upgrading x Additional AADT) divided by (Existing AADT + Additional AADT)

   Note: *AADT is the estimated Annual Average Daily Traffic for the section of road concerned.*

FC-S5	Calculation of contributions for reserves

1. The Council will assess Financial Contributions for reserves and open space on individual applications including consideration of:
   a. The recreational and public open space effects of the proposed activity;
   b. How any adverse effects can be avoided, remedied or mitigated;
   c. The proximity of the development site to existing reserves and public open space;
   d. The standard of facilities on such reserves and open space areas; and
   e. The extent to which any land set aside within the development site would effectively complement or provide linkage to other reserves.

2. Contributions in land may be required where additional land needs to be set aside and developed for the reserve or public open space to cater for the recreational and open space needs of people associated with a proposed land use or subdivision.

3. Contributions in money may be sought where the Council considers that a subdivision or development is adequately served by areas of reserves and public open space (but not facilities and services thereon) or it is impracticable to provide reserves or public open space areas, it may require a contribution in money in substitution for land.

4. No contribution in money required under these provisions shall exceed the following amounts:
   a. Subdivision of land for principally residential purposes or rural purposes where the lots can accommodate a residential dwelling:
      i. Up to 5% of the value of each additional lot that is 4000m^2 or less.
      ii. Lots of more than 4000m^2 - the contribution will be assessed on an amount up to 5% of the value.
      iii. Notwithstanding i and ii, the maximum contribution shall be capped at $25,000 per lot plus any annual Consumer Price Index (CPI) adjustment.
   b. Development of land for principally residential purposes:
      i. 0.5% of the value of each additional dwelling unit or similar accommodation facility.
   c. Subdivision of land for principally commercial or industrial purposes:
      i. 5% of the value of each additional lot.

5. In addition, the Council can require as a resource consent condition works on any reserve or public open space. Such works may include:
   a. Fencing;
   b. Landscaping including grassing and tree planting;
   c. Provision of play equipment and other recreational facilities; and
   d. Provision of footpaths and walking tracks.

6. No requirement to set aside land for reserve or public open space purposes shall exceed the following maximum amounts:
   a. Subdivision of land for principally residential purposes or rural purposes where the lots can accommodate a residential dwelling: an area equivalent to 100m^2 for each additional lot or 5% of the value of each additional lot, except on lots of more than 4000m^2 where the contribution will

be assessed on the basis of a nominal 4000m^2 dwelling site;

b. Development of land for principally commercial or industrial purposes:
    i. An area equivalent to 100m^2 for each additional lot or 5% of the value of each additional lot; and
c. Subdivision of land for Principally Commercial or Industrial Purposes:
    i. An area equivalent to 100m2 for each additional lot or 5% of the value of each additional lot.

7. The Council may in some circumstances negotiate with an applicant to provide more land than the maximum reserve contribution specified above. This will be done based on the Council paying for the additional land concerned and a proportionate share of the survey costs incurred. The developer may also choose to gift a larger reserve area than that specified above.

8. No resource consent condition to carry out works on a reserve or area of public open space shall exceed the equivalent maximum amount permitted in land or money.

FC-S6	Calculation of contributions for network utilities

1. A financial contribution may be required towards the costs of installation or upgrading of any network utility including wastewater supply, stormwater disposal and water supply as a condition of land use consent or subdivision consent to avoid, remedy or mitigate the adverse effects of development.

2. Such contributions may be sought in the following circumstances:
a. Where new network utilities are required to meet the needs of people expected to be employed and/or live on the lots or sites; and
b. Where existing network utilities are required to be upgraded to meet the needs of people expected to be employed or live on the lots or sites.

3. Where network utilities are to be provided for or in connection with the construction of a building, then that work is controlled by the Building Act 2004.

4. Where a Financial Contribution is required toward the upgrading of any wastewater, stormwater or water supply service it shall be determined based on the following formula:
Contribution = (Estimated Upgrading Cost x Additional Connections) divided by (Total Design Connections)

Where:
a. Estimated Upgrading Cost is:
    i. The cost of upgrading an existing utility to serve a design number of service connections; or
    ii. Where changes, or modifications have previously been made to the existing water supply system, stormwater system, wastewater system in anticipation of future development, an equitable share of the cost of these changes/modifications; and
b. Additional Connections is the number or equivalent number of additional Service Connections resulting from the Subdivision or Land Use Consent; and
c. Total Design Connections is the total number of additional Service Connections that the additional utility capacity has been designed to serve.

5. No condition imposed under this rule shall require the carrying out of works or contributions in money that exceed the extent to which the network utility serves or is intended to serve the land use or subdivision.

REG - Renewable Electricity Generation

Overview

Safe and efficient delivery of electricity is essential for economic, social and cultural well-being of the Kaipara District. The Kaipara District has abundant sources of solar and wind generation potential and there is an opportunity in the Kaipara District to significantly increase renewable electricity generation capacity which will deliver numerous benefits for the District. Those benefits include improved community resilience and self-sufficiency, improving the affordability of renewable electricity, contributing to social and cultural well-being, and providing for economic and employment opportunities.

In enabling renewable electricity generation, it is important to ensure that the adverse environmental effects from these activities are appropriately managed through location, design and mitigation measures. It is also important to recognise the operational and functional needs of renewable electricity generation activities to be where renewable energy resources are located and in close proximity to supporting transmission or distribution networks.

The provisions in this chapter apply to all types of renewable electricity generation activities, from small-scale solar generation to large-scale wind farms, and apply across the Kaipara District. The zone rules in Part 3 — Area-specific matters do not apply to renewable electricity generation activities but there may be other provisions in Part 2 — District wide matters that apply to renewable electricity generation activities.

There are requirements under the RMA and the National Policy Statement for Renewable Electricity Generation 2011 to recognise the national significance of renewable electricity generation by providing for the development, operation, maintenance and upgrading of renewable electricity generation activities. There are also responsibilities under the Northland Regional Policy Statement to recognise and protect renewable electricity generation that connects to the National Grid or distribution networks as regionally significant infrastructure.

Objectives

REG-O1	Benefits of renewable electricity generation
The benefits of increasing renewable electricity generation activities at all scales are realised in the Kaipara District.	

REG-O2	Enabling renewable electricity generation to support well-being
Renewable electricity generation activities are enabled at all scales to support the environmental, economic, social and cultural well-being of people and communities in the Kaipara District.	

REG-O3	Managing adverse effects of renewable electricity generation
Renewable electricity generation activities are developed in a way that appropriately manages adverse effects on the environment.	

REG-O4	Adverse effects on renewable electricity generation activities
The efficient and effective operation, maintenance and upgrading of renewable electricity generation activities is not constrained or compromised by reverse sensitivity effects.	

Policies

REG-P1	National significance and benefits of renewable electricity generation activities

Recognise and provide for the national significance and local, regional and national benefits of renewable electricity generation activities, which include but are not limited to:

1. Using renewable rather than finite resources;
2. Maintaining and increasing the security, resilience, independence, diversity and affordability of electricity supply in the Kaipara District;
3. Providing for the economic, social and cultural well-being of people and communities in the Kaipara District; and
4. The ability for rehabilitation to reverse the adverse effects on the environment of some renewable electricity technologies.

REG-P2	Enable the effective development, operation, maintenance and upgrade of renewable electricity generation activities

Provide for the effective and efficient development, operation, maintenance and upgrading of renewable electricity generation activities at a range of scales from solar and wind energy resources.

REG-P3	Recognising and providing for the functional need or operational need of renewable electricity generation activities

Recognise and provide for the operational need or functional need of renewable electricity generation activities to be in particular environments, including:

1. To be where the wind and solar energy resource is located;
2. To be in close proximity to transmission and distribution networks or its end use; and
3. To have sufficient land to support all renewable electricity generation activities.

REG-P4	Managing adverse effects of renewable electricity generation activities

Manage the adverse effects of renewable electricity generation activities by:

1. Recognising that there will be unavoidable adverse effects on the environment from renewable electricity generation activities;
2. Implementing effective mitigation measures, which may include:
    a. Appropriate location and design;
    b. Screening and setbacks from sensitive activities;
    c. Adaptive management measures;
    d. Rehabilitation of the site at the end of its operational life; and
3. Having regard to any proposed offsetting or compensation measures for adverse effects that cannot practicably be avoided, remedied or mitigated.

REG-P5	Enabling small and community scale renewable electricity generation activities

When considering proposed small-scale and community-scale renewable electricity generation activities, have particular regard to:

1. The comparatively lower level of environmental effects that result from small scale and community scale renewable electricity generation activities; and
2. The benefits of small and community-scale renewable electricity generation activities, including:
    a. Local security of supply; and
    b. Energy and community resilience.

REG-P6	Enabling large scale renewable electricity generation activities

When considering proposed large scale renewable electricity generation activities, have particular regard to the national and regional significance of renewable electricity generation activities that connect to the National Grid or local distribution network.

REG-P7	Providing for innovation and technological advances

Provide flexibility for new and existing renewable electricity generation activities to adopt new technologies and sources of renewable energy where this:

1. Increases the efficient use of renewable energy resources;
2. Allows for the re-use of existing infrastructure where appropriate;
3. Increases the resilience, safety, efficiency or reliability of renewable electricity generation activities; and
4. Results in environmental benefits and enhancements.

REG-P8	Repowering of existing wind and solar generation activities

Recognise the benefits of enabling the repowering of existing wind and solar generation activities, including:
1. Efficient use of existing infrastructure; and
2. Potential for delivering increased renewable electricity generation output within an existing renewable electricity generation site.

REG-P9	Managing reverse sensitivity

Manage reverse sensitivity effects by:
1. Requiring new sensitive activities to be designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on existing renewable electricity generation activities; and
2. Requiring new renewable electricity generation activities to manage adverse effects on existing sensitive activities in close proximity.

REG-P10	Investigation of new renewable electricity generation sites and sources

Enable activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation (i.e. wind monitoring masts), recognising both the need for flexibility and the temporary nature of any adverse effects of these activities.

Rules

Note:
1. *The underlying zone rules in Part 3 of the Plan — Area-Specific Matters do not apply to renewable electricity generation activities.*
2. *All rules in Part 2 — District-Wide Matters apply to renewable electricity generation activities where relevant.*

Investigation activities

REG-R1	Temporary wind anemometer (wind monitoring mast)	
General rural zone, Light industrial zone, Heavy industrial zone, Māori purpose zone	**1. Activity status:** Permitted **Where:** a. The height of the anemometer does not exceed: i. 80m in the General rural zone; or ii. 20m in the Light industrial zone, Heavy industrial zone, Māori purpose zone. b. No more than three anemometer are installed within a site; c. The anemometer is removed and site is remediated within 5 years of its installation; and d. The anemometer is setback at least a distance equal to the	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Adverse effects resulting from the height and scale of the mast(s).; b. The siting, colour and number of structure(s); c. Duration of the activity and the plans for its removal and remediation; d. Operational need or functional need to be in the location; e. Visual and landscape effects; and f. Any proposed measures to

	height of the anemometer from the boundary or any other site in different ownership.	mitigate adverse effects.

Operation, maintenance, and repair of existing renewable electricity generation activities

REG-R2	Operation, maintenance and repair of existing renewable electricity generation activities	
All zones	1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not applicable

Small and community scale renewable electricity generation

REG-R3	Roof-mounted wind turbines	
All zones	1. **Activity status:** Permitted **Where:** a. The wind turbine does not exceed the permitted building height of the underlying zone by more than 3m measured vertically; b. The wind turbine does not exceed the permitted height in relation to boundary standard for the underlying zone; c. The maximum rotor diameter is no more than 2.5m; d. There is only one roof-mounted wind turbine per site; and e. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise (refer General District Wide Matters - Noise).	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The type, scale, form and location of the wind turbine; b. Shadow flicker and glare; c. Visual and landscape effects; d. Noise and vibration effects; e. Cumulative effects; and f. Any proposed measures to mitigate adverse effects.

REG-R4	Roof-mounted solar generation	
All zones	1. **Activity status:** Permitted **Where:** a. Any solar panel does not exceed the permitted building height standard for the underlying zone by more than 1m measured vertically; and b. Any solar panel does not exceed the permitted height in relation to boundary standard for the underlying zone.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The type, scale, form and location of solar panel; b. Glare on adjacent properties and the surrounding environment; c. Visual and landscape effects; and d. Any proposed measure to mitigate adverse effects.

REG-R5	Freestanding small-scale wind turbines	

General rural zone, Light industrial zone, Heavy industrial zone, Māori purpose zone	1. **Activity status:** Permitted **Where:** a. No structure, including any attachments or turbine blades, exceed a maximum height above ground level of 20m measured from the highest point of the blade; b. Any structure is setback at least three times the height of the structure from the boundary of any other site in different ownership and any road boundary; c. There are no more than three turbines on a site; and d. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise (refer General District-Wide Matters - Noise).	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The type, scale, form and location of the wind turbine and associated infrastructure; b. Shadow flicker and glare; c. Visual and landscape effects; d. Noise and vibration effects; and e. Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping.

REG-R6	**Freestanding small scale solar generation**	
General rural zone, Light industrial zone, Heavy industrial zone, Māori purpose zone	1. **Activity status:** Permitted **Where:** a. No solar panel array exceeds 2.5m in height measured from the ground; b. The cumulative area covered by the solar panels does not exceed 200m^2 per site; and c. All structures are setback at least 15m from the boundary of any other site in different ownership or road boundary.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The height, size and location of the solar infrastructure; b. Glare on adjacent properties and the surrounding environment; c. Visual and landscape effects; and d. Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping.

REG-R7	**Community scale renewable electricity generation activities**	
General rural zone, Light industrial zone, Heavy industrial zone, Māori purpose zone	1. **Activity status:** Controlled **Where:** a. No structure or device, including any attachments or turbine blades, exceeds a maximum height above ground level of 30m; b. There are no more than three turbines on a site; c. Any wind generating structure is setback at least three times the height of the structure (including supporting structures) from the boundary	3. **Activity status when compliance not achieved with REG-R7.1:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The location, scale and intensity of the activity; b. Shadow flicker and glare; c. Visual and landscape effects; d. Noise and vibration effects; e. Functional need or operational need to be in the location; f. The community benefits associated with the activity;

	of any other site in different ownership or road; d. Any solar generating structure is setback at least 15m or three times the height of the structure (including supporting structures) from the boundary of any other site in different ownership or road (whatever is the greater); e. All devices and supporting structures attached to land, including solar panels, cover a total area of no more than: i. 1 hectare per site where there is existing boundary vegetation that screens the development from view from the road and adjacent properties; or ii. 0.5 hectare per site where the development will be visible from the road or adjacent properties; and f. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation (refer General District Wide Matters - Noise). **2. Matters over which control is reserved:** a. The location, scale and intensity of the activity; b. Shadow flicker and glare; c. Noise and vibration effects; d. The extent to which any adverse effects are mitigated by design and siting, colour, size of the proposal; and e. Any screening or visual mitigation provided by landscaping.	g. Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping; and h. Proposed rehabilitation of the site at the end of the operational life of the activity.

Large-scale renewable electricity generation

REG-R8	Large scale renewable energy generation activities	
All zones	**1. Activity status:** Discretionary **Where:** a. Compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise for any proposal involving wind generation.	**2. Activity status when compliance not achieved:** Non-Complying

Upgrading and repowering

REG-R9	Upgrading or repowering existing renewable electricity generation activities	
All zones	1. **Activity status:** Permitted **Where:** a. The upgrade or repowering is located within the same site as the existing renewable electricity activity; b. Any replacement structure or building does not exceed the: i. Height of existing structures and buildings by more than 10%; ii. Footprint of existing structures and buildings by more than 25%; and c. For wind farms, compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Any adverse environmental effects from the upgrade or repowering that are in addition to the existing renewable electricity generation activity; b. Proposed measures to mitigate adverse effects, including siting, design, colour, finish, or landscaping; and c. The benefits of maintaining or increasing generation output from an existing renewable electricity generation site.

Renewable electricity generation activities not otherwise provided for

REG-R10	Any other renewable electricity generation activity not provided for as a permitted, restricted discretionary, discretionary or non-complying activity	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

INF - Infrastructure

Overview

While the Transport chapter addresses transport matters and the Renewable Electricity Generation chapter addresses renewable electricity generation, the Infrastructure chapter relates to all other forms of infrastructure. Regionally Significant Infrastructure and other infrastructure are recognised by national planning instruments as well as the Northland Regional Policy Statement.

The provisions within the infrastructure chapter of the District Plan apply across the District in all the zones. The zone chapters in Part 3 - Area Specific Matters do not apply to infrastructure activities unless specifically referred to within this chapter.

The chapters and provisions in Part 2 - District-wide Matters apply to infrastructure.

Rural land uses, such as farming activities, are generally not "infrastructure" when they are on-farm services and do not have a public or group infrastructure purpose. Infrastructure is defined in Part 1 - Introduction and general provisions, and on-farm infrastructure to assist with the day to day running of a farm is not included in the definition of "infrastructure".

Where relevant, the requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors will apply to the placement, maintenance, improvement and removal of utility structures in roads (or unformed roads).

The requirements of the Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA) apply directly to the operation, maintenance, upgrading, relocation or removal of transmission line(s) that were operating or able to be operated on or before 14 January 2010 and remain part of the National Grid. In the case of conflict with any other provision of this plan, including any provision in the activity table rules in this section, the NESETA provisions shall prevail.

Buildings, structures, and activities in the vicinity of the National Grid or electricity distribution lines must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001.

Vegetation planted in the vicinity of the National Grid or electricity distribution lines must comply with the Electricity (Hazards from Trees) Regulations 2003.

The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF) provides national consistency in the rules surrounding the deployment of telecommunications infrastructure across New Zealand. Telecommunications facilities which do not comply with the conditions within the NESTF, or are not covered by the regulations of the NESTF, will have the activity status specified in this Plan. In the case of conflict with any other provision of this District Plan, the NESTF provisions shall prevail, unless located within an overlay area, where the District Plan rules for infrastructure may apply to regulated activities in the NESTF as per Regulation 56 of the NESTF.

Structures, activities, earthworks and subdivision near the National Grid or the Gas or Petroleum Pipeline Corridor are addressed in this chapter.

Objectives

INF-O1	Effective, resilient, efficient and safe infrastructure across the Kaipara District that: 1. Provides essential and secure services, including in emergencies; 2. Facilitates local, regional, national or international connectivity; 3. Contributes to the economy and support a high standard of living; 4. Integrates with subdivision, use and development ; and 5. Enables people and communities to provide for their health, safety and wellbeing.
INF-O2	The adverse effects of infrastructure on the environment are avoided, remedied or mitigated, while recognising:

	1. The functional need or operational need of infrastructure; 2. That positive effects of infrastructure may be realised locally, regionally or nationally.
INF-O3	The safety, efficient operation, maintenance, repair or upgrading of infrastructure is not constrained or compromised by new incompatible land use, subdivision or development.
INF-O4	1. The national significance and benefits of the National Grid are recognised and provided for; and 2. The National Grid is not compromised by other subdivision, use and development.

Policies

Recognising the benefits of, and providing for infrastructure

INF-P1	Recognise the benefits of infrastructure by: 1. Allowing the development, upgrade, operation, maintenance, repair or removal of infrastructure; and 2. Providing for the functions and responsibilities of infrastructure, including as lifeline utilities during an emergency.
INF-P2	Co-ordinate infrastructure planning and delivery with land use, subdivision, development and urban growth so that Kaipara's future land use and infrastructure is integrated, efficient and aligned.
INF-P3	1. Have particular regard to the benefits that can be gained from the development and use of regionally significant infrastructure; and 2. Protect the effectiveness and efficiency of existing and planned regionally significant infrastructure.
INF-P4	Recognise the benefits of new technologies in infrastructure that: 1. Improve access to, and efficient use and development of, networks and services; 2. Allow for the re-use of redundant services and structures; 3. Increase resilience, safety or reliability of networks and services; or 4. Result in environmental benefits and enhancements.
INF-P5	Provide for new regionally significant infrastructure within an Overlay where: 1. There is a demonstrated functional or operational need for the infrastructure to be located within the Overlay; and 2. It is demonstrated through an options assessment that locating within an Overlay is the best practicable option, having particular regard to the financial implications, social, cultural and environmental effects of the preferred option, compared to other alternative options.

Managing adverse effects of infrastructure

INF-P6	Minimise adverse effects of infrastructure on the environment, while having regard to: 1. The functional need and operational need of the network utility; 2. The extent to which adverse effects have been addressed through site, route or method selection; 3. The necessity of the infrastructure; 4. The duration or frequency of adverse effects; and 5. The location of existing infrastructure, including: a. The complexity and connectedness of the networks and services; and b. The potential for co-location and shared use of network utility corridors.
INF-P7	Encourage new linear infrastructure in urban areas to be placed underground unless: 1. The adverse effects on the environment are greater than placing the infrastructure above ground; or 2. A natural or physical feature or structure renders underground placement impractical or undesirable; or 3. There are significant operational, functional, technical, cultural, historic heritage or economic reasons that require the infrastructure to be above ground.

INF-P8	Avoid infrastructure that does not meet the following for electric and magnetic fields and radio frequency fields: 1. National environmental standards; or 2. Other nationally recognised standards or guidelines.

Development and upgrading of the National Grid

INF-P9	Enable the operation, maintenance and minor upgrade and repair of the National Grid. In the event of any conflict with any other policies within the plan, INF-P9 takes precedence.
INF-P10	Provide for the development of the National Grid, while: 1. In urban zoned areas, development should minimise adverse effects on urban amenity and should avoid material adverse effects on areas of high recreational or amenity value and existing sensitive activities; and 2. Seek to avoid the adverse effects of the National Grid within overlays (excluding the coastal environment), scheduled sites and features; and 3. Where the National Grid has a functional need or operational need to locate within the coastal environment, manage adverse effects by: a. Seeking to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5; and b. Where it is not practicable to avoid adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, because of the functional needs or operational needs of the National Grid, remedy or mitigate adverse effects on those values; and c. Seeking to avoid significant adverse effects on: i. areas of natural character in the coastal environment; ii. natural attributes and characteristics of other natural features and landscapes in the coastal environment; and iii. indigenous biodiversity values that meet the criteria in Policy 11(b) of the NZCPS 2010; and 4. Avoiding, remedying or mitigating other adverse effects to the extent practicable; and 5. When considering the adverse effects in respect of INF-P10.1 — INF-P10.3 above: a. Have regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and b. Consider the constraints arising from the operational needs and or functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects. 6. Recognising the potential benefits of upgrades to the National Grid to people and communities; and 7. Where appropriate, substantial upgrades should be used as an opportunity to reduce existing effects of the National Grid. 8. In the event of any conflict with any other policies within the plan, INF-P10 take precedence.

Managing adverse effects on infrastructure

INF-P11	Ensure new sensitive activities are appropriately located and/or designed to minimise reverse sensitivity effects on infrastructure, including by requiring compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001.
INF-P12	Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of Regionally Significant Infrastructure from being unreasonably compromised by: 1. Only allowing sensitive activities within the Gas or Petroleum Pipeline Corridor where these are of a scale and nature that will not compromise the gas or petroleum products transmission network or result in reverse sensitivity effects; 2. Requiring any buildings or structures to be of a nature and scale and to be located

	and designed to maintain safe distances from Regionally Significant Infrastructure; 3. Managing earthworks in close proximity to Regionally Significant Infrastructure; 4. Avoid, remedy or mitigate adverse effects of subdivision, land use or development of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid, including: a. The impact of subdivision layout and design on the operation, maintenance and repair, and potential upgrade and development of the infrastructure; b. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a dwelling can be provided; c. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity effects on and amenity and nuisance effects of the infrastructure; and 5. Requiring subdivision of a site that contains or is adjacent to any Regionally Significant Infrastructure other than the National Grid to be designed to avoid or mitigate any adverse effects on access to, and the safe and efficient operation and maintenance and repair of, that infrastructure.
INF-P13	Protect the safe and efficient operation, maintenance and repair, upgrading, removal and development of the National Grid by: 1. Avoiding sensitive activities, buildings, structures and earthworks within the National Grid Yard that may compromise the National Grid; 2. Only allowing subdivision within the National Grid Subdivision Corridor where it can be demonstrated that any adverse effects on and from the National Grid, including public health and safety, will be avoided, taking into account: a. The impact of the subdivision layout and design on the operation and maintenance, and potential upgrade and development of the National Grid, including the ability for continued access to existing transmission assets for maintenance, inspections and upgrading; b. The ability of any potential future development to comply with New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001; c. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform(s) for a principal building or dwelling can be provided outside of the National Grid Yard for each new lot; d. The risk to the structural integrity of the National Grid; e. The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from the National Grid and the potential reverse sensitivity on and amenity and nuisance effects of the National Grid assets; f. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid. g. The outcome of any consultation with Transpower; and 3. Maintaining access to the structures.
INF-P14	Manage the use of hazardous substances in the Gas or Petroleum Pipeline Corridor and in proximity to the National Grid in order to avoid the potential for high-risk events which would impact people's health and safety, cause property damage and disruption to supply.

Three waters infrastructure

INF-P15	Encourage and promote water conservation measures and, where appropriate, low impact stormwater design and facilities.
INF-P16	Ensure that stormwater and drainage infrastructure for subdivision, land use and development: 1. Adopts, where appropriate, a best-practice low impact design approach to the management of stormwater; 2. Manages stormwater with a preference for at-source management; 3. Retains pre-development hydrological conditions as far as practicable; 4. Does not increase the flow of stormwater runoff onto adjoining properties; and 5. Provides a stormwater catchment management plan for future urban development.
INF-P17	Where the level of service of the reticulated water supply, reticulated wastewater and

	stormwater management networks is insufficient to service the development proposed, only allow use and development when it can be demonstrated that: 1. It incorporates measures that appropriately mitigate any adverse effects on Council's water, wastewater and stormwater network; and 2. The additional demand generated can be accommodated by the Council's water, wastewater and stormwater network, without resulting in increased flood risk, increased wastewater overflows or reduced pressure in the reticulated water network.

Flood management infrastructure

INF-P18	1. Protect the continuing operation of existing regional flood management infrastructure. 2. Ensure that new regional flood management infrastructure has regard to: a. The existing environment; b. The duration, timing and frequency of the adverse effect; c. The impact on other existing regional flood management infrastructure if the new work is not undertaken; d. The need for the work in the context of the wider network or in the context of the provision of alternative infrastructure; e. The avoidance, remediation or mitigation of anticipated adverse environmental effects to the extent practicable; f. The benefits of new regional flood management infrastructure; and g. The technical and locational constraints.

Rules

Note:

1. *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.*
2. *The underlying zone rules in Part 3 of the District Plan - Area-specific Matters do not apply to infrastructure activities.*
3. *All rules in Part 2 - District-wide Matters apply to infrastructure activities where relevant.*

General infrastructure

INF-R1	**Operation, maintenance and repair, removal of above and underground infrastructure and ancillary vehicle access tracks**	
All zones	**1. Activity status:** Permitted **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	**2. Activity status when compliance not achieved:** Non-Complying

INF-R2	**New underground infrastructure (including customer connections) not provided for by another rule in this table, or upgrading of underground infrastructure**	
All zones	**1. Activity status:** Permitted **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and	**2. Activity status when compliance not achieved:** Non-Complying

	magnetic fields. b. This rule does not apply to a liquid petroleum or gas transmission pipeline.	

INF-R3	New infrastructure in existing buildings	
All zones	1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance not achieved:** Non-Complying

INF-R4	Minor upgrading of aboveground infrastructure	
All zone	1. **Activity status:** Permitted **Where:** a. The realignment, relocation or replacement of a line, pipe (excluding a liquid petroleum or gas transmission pipeline), telecommunication pole, pole, tower, conductor, switch, transformer or ancillary structure is within 5m of the existing alignment or location; b. A pole is not replaced with a tower; c. A replacement pole, tower or telecommunication pole does not exceed the height of the replaced pole or tower or telecommunication pole by: i. More than 15 percent; or ii. The following maximum height measured from the natural ground level immediately below the structure: 1. Commercial zone 20m; 2. General rural zone 20m; and 3. All other zones 15m; and d. The diameter or width of a replacement pole or telecommunications pole: i. Does not exceed twice that of the replaced pole at its widest point; or ii. Where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times the	2. **Activity status when compliance with INF-R4.1.a-j not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits derived from, the network utility, including the potential impact on the levels of service or health and safety if the work is not undertaken; b. The bulk, height, location and design of the network utility, including any associated buildings or structures; c. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated; d. The duration, timing, and frequency of adverse effects; and e. The location of infrastructure, including the need for connections to existing networks and services. 4. **Activity status when compliance with INF-R4.1.k not achieved:** Non-Complying

		width of the replaced pole at its widest point; e. A replacement tower's footprint does not exceed the width of the tower by more than 25 percent; f. There are no additional towers; g. The realignment, relocation, additions or replacement of any other network utility structure or building: i. Must be within 5m of the alignment or location of the original structure or building; ii. Must not increase the footprint of the structure or building by greater than 30 percent; and h. The diameter of any existing pipe is not increased by more than 300mm; i. Alterations and additions to overhead electricity and telecommunication lines on existing poles or support structures involving any of the following: i. The addition of conductors to form a twinned or duplex-pairing; ii. The reconductoring of the line with higher capacity conductors; iii. The resagging of conductors; iv. The addition of longer and more efficient insulators; v. The addition of earth wires (which may contain telecommunication lines), earthpeaks and lightning rods; vi. The addition, replacement or relocation of transformers or visually similar fixtures; vii. The addition, replacement or relocation of circuits and conductors; viii. The addition or replacement of telecommunication lines and fittings; ix. The replacement of existing crossarms with	

	crossarms of an alternative design; x. The increase in voltage of electric lines up to 110kV; or xi. an additional pole, up to a maximum of two poles, is necessary to achieve the conductor clearances required by New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001; and j. The addition, replacement or relocation of existing antennas where: i. The antennas shall not increase the largest face area of each antenna by more than 2.0m^2 for new panel antennas and shall not increase the diameter of dish antenna; and ii. The antennas shall not increase in height by more than 20% of the antennas. iii. Except that this rule shall not restrict the size of an antenna that would otherwise comply with the permitted activity rules applying to new antennas. k. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	

INF-R5	**Temporary infrastructure, temporary electricity generator and self-contained power units**	
All zones	**1. Activity status:** Permitted **Where:** a. The temporary network utility, temporary electricity generator or self-contained power unit operates for a maximum of 12 months; b. All temporary infrastructure and associated buildings and structures are removed from the site when the operation ceases; c. Compliance is achieved with:	**2. Activity status when compliance with INF-R5.1.a-b not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits from, the temporary network utility, including the potential impact on the levels of service or health and safety if the work is not undertaken; b. The bulk, height, location and

	i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields. **Note:** *Where relevant, the area must be reinstated in accordance with conditions specified in the National Code of Practice for Utility Operators' Access to Transport Corridors.*	design of the network utility, including any associated buildings or structures; c. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated; d. The necessity of the temporary network utility; e. The time, duration or frequency of adverse effects; and f. The location of infrastructure, including the need for connections to existing networks and services. 4. **Activity status when compliance with INF-R5.1.c not achieved:** Non-Complying

INF-R6	**Aboveground customer connections**	
General residential zone, Commercial zone	1. **Activity status:** Permitted **Where:** a. The connection does not include a new tower; b. The connection does not exceed three additional poles; and c. There is no connection to a structure or building identified in SCHED1 — Historic Heritage Resources.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The purpose, necessity and location of the aboveground customer connection; b. The potential adverse visual effects of the aboveground connection, including impacts on the amenity values of the locality, and any contribution to cumulative adverse effects; c. The location of infrastructure, including the need for connections to existing networks and services; and d. Where the connection is to a historic heritage structure, effects on the specific values, qualities and characteristics of the item listed in SCHED1 — Historic Heritage Resources.
All zones <u>except</u>: General residential zone and Commercial zone	4. **Activity status:** Permitted **Where:** a. There is no connection to a structure or building identified in SCHED1 — Historic Heritage Resources.	5. **Activity status when compliance not achieved:** Restricted Discretionary 6. **Matters over which discretion is restricted:** a. Effects on the specifical values, qualities and characteristics of the item listed in SCHED1 — Historic Heritage Resources.

INF-R7	Infrastructure located on or within existing bridges and structures across waterways	
All zones	**1. Activity status:** Permitted **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	**2. Activity status when compliance not achieved:** Non-Complying

INF-R8	Tsunami beacons, navigation beacons and devices	
	1. Activity status: Permitted	**2. Activity status when compliance not achieved:** Not applicable

INF-R9	Any infrastructure not specifically provided for as a permitted controlled, restricted discretionary, discretionary or non-complying activity	
All zones	**1. Activity status:** Permitted **Where:** a. The maximum height is 3m; b. The building does not exceed a footprint of 20m^2; c. The building or structure is set back 2 metres from any site boundary in the General residential zone; and d. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	**2. Activity status when compliance with INF-R9.1.a-c not achieved:** Discretionary **3. Activity status when compliance with INF-R9.1.d not achieved:** Non-Complying

Amateur radio

INF-R10	Antennas associated with amateur radio configurations	
All zones	**1. Activity status:** Permitted **Where:** a. There is a maximum of 2 antennas or aerials per site; b. Where attached to a building or other structure (including a mast): i. The maximum diameter is 2m for an antenna dish; ii. The maximum area is 2m^2 in area for a panel antenna; iii. The maximum dimension in any direction is 2m for a panel antenna; iv. The antenna must not	**2. Activity status when compliance with INF-R10.1.a-c not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The bulk, form, scale, location and number of antennas, aerials and supporting structures; b. Visual, streetscape and amenity effects; c. The extent to which the amateur radio configuration would result in the loss of sunlight and daylight to surrounding sites, particularly in relation to outdoor living courts and living area windows

	overhang a site boundary; c. One pedestal-mounted antenna per site that meets the following: i. The antenna is pivoted less than 4m above the ground; ii. The maximum diameter is 5m; iii. Complies with the setback and height in relation to boundary requirements of the relevant zone; d. Is not located on a road, or unformed road. e. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	of surrounding residential units; d. Materials used, colour, finish and reflectivity of material; e. The extent to which the proposal is compatible with the existing and anticipated character of the underlying zone, precinct, or development area; and f. Health and safety effects, including electric and magnetic fields and radiation levels and interference. 4. **Activity status when compliance with INF-R10.1.d not achieved:** Discretionary 5. **Activity status when compliance with INF-R10.1.e not achieved:** Non-Complying

INF-R11	**Aerials associated with amateur radio configurations**	
All zones	1. **Activity status:** Permitted **Where:** a. There is a maximum of 2 antennas or aerials per site; b. Any of the elements making up the aerial do not exceed 80mm in diameter; c. For horizontal HF yagi aerials, the maximum element length does not exceed 14.9m, and the boom length does not exceed 13m; d. No part of the aerial (including aerial wires) overhangs a site boundary; e. The setback standards applying to buildings in the applicable zone, except that aerial wires are not required to comply with the setback standards; f. No part of the aerial exceeds the maximum stated height applying to buildings in the applicable zone by more than 2m (except for vertical aerials as provided for in INF-R11.1.g below); g. For vertical aerials, one vertical aerial to a maximum height of 20m, measured from the natural ground level immediately below the structure, provided there is only	2. **Activity status when compliance with INF-R11.1.a-g not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The bulk, form, scale, location and number of antennas, aerials and supporting structures; b. Visual, streetscape and amenity effects; c. The extent to which the amateur radio configuration would result in the loss of sunlight and daylight to surrounding sites, particularly in relation to outdoor living courts and living area windows of surrounding residential units; d. Materials used, and finish of material including colour; e. The extent to which the proposal is compatible with the existing and anticipated character of the underlying zone, precinct, or development area; and f. Health and safety effects, including electric and magnetic fields and radiation levels and interference. 4. **Activity status when compliance with INF-R11.1.h not**

	one vertical aerial or one supporting structure (and attached aerial(s) or antenna(s) under INF-R11.1.b per site that exceeds the maximum stated height applying to buildings in the applicable zone by more than 2m; h. Is not located on a road, or unformed road; and i. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	**achieved:** Discretionary **5. Activity status when compliance with INF-R11.1.i not achieved:** Non-Complying

INF-R12	**Support structures associated with amateur radio configurations**	
All zones	**1. Activity status:** Permitted **Where:** a. For wire aerials of less than 115mm in outside diameter, no more than six support poles per site provided that: i. The maximum height of the support poles is the maximum building height applying in the zone in which they are located; ii. The setback and height in relation to boundary standards applying in the zone shall not apply to these support poles; and b. Where guy wires are used these must not exceed 12mm in diameter; c. One pole support structure (excluding support poles for wire aerials) or lattice support structure per site, provided that: i. The maximum height of the pole support structure is 9m measured from the natural ground level immediately below the structure, and the maximum inscribed circle of the pole and any lowering mechanism shall be 600mm below 4m in height and 115mm above 4m; or ii. The maximum height of	**2. Activity status when compliance with INF-R12.1.a-d not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The bulk, form, scale, location and number of antennas, aerials and supporting structures; b. Visual, streetscape and amenity effects; c. The extent to which the amateur radio configuration would result in the loss of sunlight and daylight to surrounding sites, particularly in relation to outdoor living courts and living area windows of surrounding residential units; d. Materials used, and finish of material including colour; and e. The extent to which the proposal is compatible with the existing and anticipated character of the underlying zone, precinct, or development area. **4. Activity status where compliance with INFO-R12.1.e not achieved:** Discretionary

		the lattice support structure is 9m measured from the natural ground level immediately below the structure, and the maximum inscribed circle and any lowering mechanism shall be 900mm below 8m in height and 660mm above 8m; and iii. The pole or lattice structure is located in accordance with setback standards applying to buildings in the zone in which they are located. For the purpose of this rule the height in relation to boundary standards shall not apply to the pole or lattice support structure; and iv. Where guy wires are used these must not exceed 12mm in diameter; and v. At no point must any guy wire overhang the boundary of the site; and d. For each site, one support structure can exceed the maximum stated height applying to buildings in the applicable zone by more than 2m, provided that: i. The maximum height of the support structure and any attached aerials or antennas is 20m measured from the natural ground level immediately below the structure; ii. The single tall supporting structure may be one of the following: 1. A pole, a tubular mast, a lattice mast, and may be guyed or self-supporting. The maximum inscribed circle of the mast below 9m shall be 1000mm, and	

	above 9m must fit within a tapering envelope with a maximum inscribed circle of 660mm at 9m, and 420mm at 20m; and 2. There may be local enlargement of the support structure to accommodate a rotator mechanism; and 3. The supporting structure is located in accordance with setback standards applying to buildings in the applicable zone. For the purpose of this rule the height in relation to boundary standards shall not apply to the supporting structure; and 4. Where guy wires are used, these must not exceed 12 mm in diameter; and 5. At no point must any guy wire overhang the boundary of the site; 6. A second pole or support structure up to 14m in height is permitted for operation of 3.6MHz radio; and e. Is not located on a road, or unformed road.	

Electricity distribution

INF-R13	Below ground electricity distribution lines	
All zones	1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

INF-R14	Aboveground electricity distribution lines and support structures	
General rural zone, Rural lifestyle zone, Road adjacent to General rural zone or Rural lifestyle zone	1. **Activity status:** Permitted **Where:** a. Do not exceed a voltage of 110kV; and b. Do not exceed a maximum height of 20m, measured from the ground level immediately below the structure; or c. For co-location of at least two operators, do not exceed a maximum height of 30m measured from the ground level immediately below the structure.	2. **Activity status when compliance not achieved:** Discretionary
All zones other than General rural zone, or Rural lifestyle zone **Road adjacent to zones other than General rural zone or Rural lifestyle zone**	3. **Activity status:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits derived from, the infrastructure; b. The extent to which alternative technologies and techniques have been considered; c. The extent to which co-location of overhead lines is technically, economically and practically reasonable; d. The extent to which the proposal is in accordance with relevant industry standards and meets specified clearance requirements for operational and safety reasons; e. The extent to which the proposal will adversely affect the amenity values of the site and locality; f. The extent to which adverse effects have been addressed through site, route or method selection; g. The necessity of the infrastructure; h. The location of infrastructure, including the need for connections to existing networks and services; and i. The extent to which there are difficult ground conditions, topography or obstructions which make undergrounding impractical.	5. **Activity status when compliance not achieved:** Not Applicable

INF-R15	Substations and associated transformers and switching stations	
General rural zone, Light industrial zone, and Heavy industrial zone **Road adjacent to General rural zone, Light industrial zone, and Heavy industrial zone**	1. **Activity status:** Permitted **Where:** a. Do not exceed a voltage of 110kV; and b. Any ancillary buildings do not exceed 250m² in gross floor area per site; c. Maximum height 10m measured from the natural ground level immediately below the structure; and d. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance with INF-R15.1.a-c not achieved:** Discretionary 3. **Activity status when compliance with INF-R15.1.d not achieved:** Non-Complying
All zones other than General rural zone, Light industrial zone, or Heavy industrial zone **Road adjacent to any zones other than General rural zone, Light industrial zone, or Heavy industrial zone**	4. **Activity status:** Discretionary	5. **Activity status when compliance not achieved:** Not Applicable

Liquid fuel and gas networks

INF-R16	Below ground pipelines for the conveyance of liquid fuels and gas	
All zones	1. **Activity status:** Permitted **Where:** a. Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals.	2. **Activity status when compliance not achieved:** Discretionary

INF-R17	Aboveground pipelines for the conveyance of liquid fuels and gas	
All zones	1. **Activity status:** Permitted **Where:** a. Gas pipelines must not exceed a gauge pressure of 2,000 kilopascals. b. The pipeline must not exceed 25m in length; and	2. **Activity status when compliance not achieved:** Discretionary

	c. The pipeline must not exceed 300mm in diameter.	

INF-R18	Storage facilities, pump stations and distribution structures for liquid fuels and gas	
All zones	**1. Activity status:** Permitted **Where:** a. The maximum height is that of the underlying zone; and b. Maximum area of the structures is 20m^2 per site.	**2. Activity status when compliance not achieved:** Discretionary

Meteorological

INF-R19	Meteorological enclosures and buildings, including automatic weather stations	
All zones	**1. Activity status:** Permitted **Where:** a. The size of the structure does not exceed 30m^2 in gross floor area; and b. The structure complies with any relevant building height standard for the applicable zone.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits from, the structure; b. The bulk, height, location and design of the infrastructure, including any associated buildings or structures; c. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated; d. The necessity of the infrastructure; and e. The time, duration or frequency of adverse effects.

INF-R20	Meteorological and air quality monitoring structures and devices	
All zones	**1. Activity status:** Permitted **Where:** a. Maximum height of 12m measured from the natural ground level immediately below the structure; b. Maximum one structure per site; and c. Maximum area is 10m^2.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits from, the structure; b. The bulk, height, location and design of the infrastructure, including any associated buildings or structures; c. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be

		avoided, remedied or mitigated; d. The necessity of the infrastructure; and e. The time, duration or frequency of adverse effects.

National grid

INF-R21	New transmission lines, transformers, substations, switching stations and ancillary buildings for the National Grid	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

Telecommunications and radiocommunications

INF-R22	Ancillary equipment	
All zones	1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance not achieved:** Non-Complying

INF-R23	Below ground telecommunications and radiocommunications facilities, lines, cables and ducts	
All zones	1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance not achieved:** Non-Complying

INF-R24	Communications kiosk or minor telecommunications structure	
All zones	1. **Activity status:** Permitted **Where:** a. The structure does not exceed: i. an area of 1.5m^2; and ii. a height of 2.5 metres measured from the natural ground level immediately below the structure; and b. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance with INF-R24.1.a not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits from, the network utility, including the potential impact on the levels of service or health and safety if the work is not undertaken; b. The size, colour, reflectivity and design of the proposed facility, equipment or structure; c. The location of the proposed

		facility, equipment or structure; d. The ability to provide screening or landscaping, where appropriate; and e. The location of infrastructure, including the need for connections to existing networks and services. **4. Activity status where compliance with INF-R24.1.b not achieved:** Non-Complying

INF-R25	**Cabinets not provided for in the NESTF**	
All zones	**1. Activity status:** Permitted **Where:** a. It does not exceed 10m^2 in area above-ground; b. Not exceed 2.5m in height measured from the natural ground level immediately below the structure; and c. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	**2. Activity status when compliance with INF-R25.1.a-b not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The size, colour, reflectivity and design of the proposed facility, equipment or structure; b. The location of the proposed facility, equipment or structure; and c. The ability to provide screening or landscaping, where appropriate. **4. Activity status when compliance with INF-R25.1.c not achieved:** Non-Complying

INF-R26	**Antennas and lines attached to retaining walls, tunnels, bridges and other structures located within the road, not provided for by the NESTF**	
All zones	**1. Activity status:** Permitted **Where:** a. The structure does not connect to an area, façade or item specifically listed in SCHED1 — Historic Heritage Resources; b. Panel antenna do not exceed 0.7m in width. This standard does not apply to a face-mounted panel antenna located within the fascia and below the roof line of an existing building; c. Dish antenna do not exceed 0.6m in diameter within a General residential zone; d. Within the General residential zone the maximum number of antennas per site is 4; and e. Compliance is achieved with: i. INF-S1 - Radio	**2. Activity status when compliance with INF-R26.1.a-d not achieved:** Restricted Discretionary **3. Activity status when compliance with INF-R26.1.e not achieved:** Non-Complying

	frequency fields; and ii. INF-S2 - Electric and magnetic fields.	

INF-R27	Antennas attached to a building or structure, not provided for in the NESTF	
All zones other than General residential zone	**1. Activity status:** Permitted **Where:** a. The antenna does not connect to an area, façade or item specifically listed in SCHED1 — Historic Heritage Resources; b. The face of each antenna does not exceed 2.0 m^2 or 1.2m in diameter for dish antennas, or 1.6m in length for Yagi antenna on an existing pole; c. Does not extend more than 5m above the building; and d. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields. **Note:** *This rule does not apply to private television antennas and satellite dishes.*	**2. Activity status when compliance with INF-R27.1.a not achieved:** Discretionary **3. Activity status when compliance with INF-R27.1.b-c not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits derived from, the infrastructure; b. The bulk, form, scale, location of the structure; c. Visual, landscape, streetscape and amenity effects; and d. Where located within a road, the operation and function of road network activities. **5. Activity status where compliance with INF-R27.1.d not achieved:** Non-Complying
General residential zone	**6. Activity status:** Restricted Discretionary **Where:** a. The antenna does not connect to an area, façade or item specifically listed in SCHED1 — Historic Heritage Resources; b. The face of the antenna does not exceed 1.5m^2 or 1.2m in diameter for dish antennas, or 1.6m in length for Yagi antenna on an existing pole; and c. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields. **7. Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits derived from, the infrastructure; b. The bulk, form, scale, location of the structure; and	**8. Activity status when compliance with INF-R27.6.a-b not achieved:** Discretionary **9. Activity status when compliance with INF-R27.6.c not achieved:** Non-Complying

	c. Visual, landscape, streetscape and amenity effects. **Note:** *This rule does not apply to private television antennas and satellite dishes.*	

INF-R28	**Antenna inside new or existing buildings**	
All zones	1. **Activity status:** Permitted **Where:** a. The building complies with the relevant Standards of the zone. b. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance with INF-R28.1.a not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effect on surrounding character, including the intensity and scale of the built form; b. Effects on amenity of other sites including shading, dominance, privacy and access to sunlight/daylight; c. Design and layout of the building; and d. Landscaping. 4. **Activity status when compliance with INF-R28.1.b not achieved:** Non-Complying

INF-R29	**Other antenna**	
All zones	1. **Activity status:** Permitted **Where:** a. GPS Antennas that do not exceed the following dimensions: i. 300mm high: and ii. 130mm in diameter. b. Omni-directional 'whip' or di-pole type antennas that do not exceed the following dimensions: i. 1.6m high; ii. 1.5m horizontal length whip or rod; or iii. Cross section element no more than 60mm in diameter; and c. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance with INF-R29.1.a-b not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The size, colour and design of the proposed facility, equipment or structure; b. The location of the proposed facility, equipment or structure; and c. The ability to provide screening or landscaping. 4. **Activity status when compliance with INF-R29.1.c not achieved:** Non-Complying

INF-R30	**Small cell units exceeding the permitted volumetric dimension of 0.11m^3 regulated in the NESTF**

All zones	1. **Activity status:** Permitted **Where:** a. The structure does not exceed a maximum volume of 0.25m^3; and b. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	2. **Activity status when compliance INF-R30.1.a not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The size, colour, reflectivity and design of the proposed facility, equipment or structure; b. The location of the proposed facility, equipment or structure; and c. The ability to provide screening or landscaping. 4. **Activity status where compliance with INF-R30.1.b not achieved:** Non-Complying

INF-R31	**Poles, antennas and headframes not provided for in the NESTF**	
All zones	1. **Activity status:** Permitted **Where:** a. For poles and attached antenna (excluding lightning rods and GPS antennas, omni directional whip antenna, ancillary telecommunication devices and earth peaks): i. The structure complies with the height in relation to boundary limits for the zone in which it is located; and ii. The structure does not exceed the following height limits measured from the natural ground level immediately below the structure: 1. General rural zone - 20m, or 25m for co-location of two or more operators. 2. Light industrial zone and Heavy industrial zone — 25m or 30m for co-location of two or more operators. 3. Commercial zone — 20m. 4. Natural open space zone, Open space zone and Sport and active recreation	2. **Activity status when compliance with INF-R31.1.a.i-iii or INF-R31.b.i-iv not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits derived from, the infrastructure; b. Visual, landscape, streetscape and amenity effects; and c. Where located within a road, the operation and function of road network activities. 4. **Activity status when compliance with INF-R31.1.a.iv or INF-R31.b.v not achieved:** Non-Complying

	zone — 20m. 5. General residential zone — 15m. 6. Road or unformed road — the height limit applicable to the adjoining zone. 7. All other zones — 15m. iii. Maximum diameter 1350mm; and iv. Compliance is achieved with: 1. INF-S1 - Radio frequency fields; and 2. INF-S2 - Electric and magnetic fields. b. For headframes: i. Comply with the height in relation to boundary limits for the zone in which it is located; ii. Within General residential zone must not exceed 1.0m diameter; or iii. Within all other zones and unformed roads must not exceed 6.0m diameter; and iv. Within the Road must not exceed 0.7m diameter; and v. Compliance is achieved with: 1. INF-S1 - Radio frequency fields; and 2. INF-S2 - Electric and magnetic fields.	

INF-R32	**Telephone exchanges, including the installation and operation of equipment inside existing telephone exchanges**	
All zones	1. **Activity status:** Permitted **Where:** a. Do not exceed 20m^2 in area in roads; b. Comply with the maximum site coverage for the zone in which it is located; c. Comply with the height and height in relation to boundary	2. **Activity status when compliance with INF-R32.1.a-c not achieved:** Restricted Discretionary 3. **Where:** a. The functional need and operational need of, and benefits derived from, the infrastructure; b. The bulk, form, scale, location

	limits for the zone in which it is located; and d. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields.	of the structure; c. Visual, landscape, streetscape and amenity effects; and d. Where located within a road, the operation and function of road network activities. **4. Activity status when compliance with INF-R32.1.d not achieved:** Non-Complying

INF-R33	**Lightning rods**	
All zones	**1. Activity status:** Permitted **Where:** a. The height of the lightning rod does not exceed 1.8m; and b. The structure is not connected to an area, façade or item specifically listed in SCHED1—Historic Heritage Resources.	**2. Activity status when compliance with INF-R33.1.a not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits derived from, the infrastructure; b. The bulk, form, scale, location of the structure; and c. Visual, landscape, streetscape and amenity effects. **4. Activity status when compliance with INF-R33.1.b not achieved:** Discretionary

INF-R34	**Antennas attached to an existing pole in the road reserve or unformed road that do not comply with Regulations 26 and 27 of NESTF**	
Road and Unformed Road	**1. Activity status:** Controlled **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields. **2. Matters over which control is reserved:** a. The size, colour, reflectivity and design of the proposed facility, equipment or structure; b. The location of the proposed facility, equipment or structure; and c. The ability to provide screening or landscaping, where appropriate.	**3. Activity status when compliance not achieved:** Non-Complying

INF-R35	**Cabinets not meeting NESTF regulations 19, 20, and 21 not located in the residential zone or unformed road**	
All zones other	**1. Activity status:** Controlled	**3. Activity status when compliance**

than General residential zone or Unformed road	**Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields. **2. Matters over which control is reserved:** a. The size, colour, reflectivity and design of the proposed facility, equipment or structure; b. The location of the proposed facility, equipment or structure; and c. The ability to provide screening or landscaping, where appropriate.	**not achieved:** Non-Complying

INF-R36	**Cabinets not meeting the NESTF regulations 19, 20 and 21 that are located within the residential zone or unformed road**	
General residential zone **Unformed road**	**1. Activity status:** Restricted Discretionary **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields. **2. Matters over which discretion is restricted:** a. Compliance with Infrastructure Standards and the effect of any non-compliance; b. The functional need and operational need of, and benefits derived from, the infrastructure; c. The bulk, form, scale, location of the structure; d. Visual, landscape, streetscape and amenity effects; and e. Where located within a road, the operation and function of road network activities.	**2. Activity status when compliance not achieved:** Non-Complying

INF-R37	**Telecommunications poles and new antennas (regulated by the NESTF that do not meet the permitted activity standards in Regulations 27, 29, 31, 33 or 35 of the NESTF)**	
All zones	**1. Activity status:** Controlled **Where:** a. For panel antenna: a width of 0.8 metres is not exceeded; b. For dish antenna located in the road reserve: the antenna does	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The functional need and

	not exceed a diameter of: i. 0.6 metres in a residential zone; or ii. 0.9 metres in all other zones; c. For dish antenna not located in the road reserve: the antenna does not exceed a diameter of: i. 0.6 metres in a residential zone; or ii. 2.0 metres in all other zones; and d. The maximum structure height rule for the zone is complied with. **2. Matters over which control is reserved:** a. The functional needs and operational needs of, and benefits from, the network utility, including the potential impact on the levels of service or health and safety if the work is not undertaken; and b. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated.	operational need of, and benefits from, the network utility, including the potential impact on the levels of service or health and safety if the work is not undertaken; b. The extent and effect of non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s); c. The bulk, height, location and design of the network utility, including any associated buildings or structures; d. The amenity values of the respective zone and the extent to which any adverse visual amenity effects can be avoided, remedied or mitigated, including: i. Any innovative design that integrates the network utility within the site, existing built form and/or landform in a way that assists to maintain the character and amenity of the surrounding area; and ii. Whether the use of landscaping and/or recessive colours and finishes can assist to mitigate any adverse effects.

Water, wastewater and stormwater

INF-R38	**Below ground water or wastewater reservoirs for Council's network**	
	1. Activity status: Permitted	**2. Activity status when compliance not achieved:** Not Applicable

INF-R39	**Aboveground water or wastewater reservoirs for Council's network**	
All zones	**1. Activity status:** Restricted Discretionary **Where:** a. The functional and operational need of, and benefits derived from, the infrastructure. b. The bulk, form, scale, location of the structure. c. Visual, landscape, streetscape and amenity effects. d. The risk of hazards to public or	**2. Activity status when compliance not achieved:** Not Applicable

	individual safety, and risk of property damage.	

INF-R40	Pump station for the conveyance of water, wastewater and stormwater	
All zones	1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. INF-S1 - Radio frequency fields; and ii. INF-S2 - Electric and magnetic fields; b. It does not exceed 10m^2 in area above-ground; c. It does not exceed 3m in height measured from the natural ground level immediately below the structure; and d. Complies with the Kaipara District Council Engineering Standards 2011.	2. **Activity status when compliance with INF-R40.1.a not achieved:** Non-Complying 3. **Activity status when compliance with INF-R40.1.b-d not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The functional need and operational need of, and benefits derived from, the infrastructure; b. The bulk, form, scale, location of the structure; c. Visual, landscape, streetscape and amenity effects; d. Where located within a road, the operation and function of road network activities; e. The risk of hazards to public or individual safety, and risk of property damage; and f. The location of infrastructure, including the need for connections to existing networks and services.

INF-R41	Municipal water treatment plant	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

INF-R42	Municipal wastewater treatment plant	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

INF-R43	Stormwater management features including treatment, detention, retention facilities or devices, ponds, wetlands or outfall structures to service a single site	
All zones	1. **Activity status:** Permitted **Where:** a. It complies with all the Kaipara District Council Engineering Standards 2011.	2. **Activity status when compliance not achieved:** Discretionary

INF-R44	Stormwater management features including treatment, detention, retention facilities or devices, ponds, wetlands or outfall devices to service more than one site	

All zones	1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. Consistency with the Kaipara District Council Engineering Standards 2011 and the effect of any non-compliance. b. The functional need and operational need of, and benefits derived from, the infrastructure. c. The bulk, form, scale, location of the structure. d. Visual, landscape, streetscape and amenity effects. e. The risk of hazards to public or individual safety, and risk of property damage. f. Efficiency of the management of stormwater.	3. **Activity status when compliance not achieved:** Not Applicable

Flood management

INF-R45	**Flood control, maintenance, unscheduled and storm response works undertaken by or on behalf of the public authority responsible for the regional flood management infrastructure**	
All zones	1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

INF-R46	**New capital works and upgrades of regional flood management infrastructure, including but not limited to flood control dams, flood gates, stop banks, channels, and culverting of waterways**	
All zones	1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restriction:** a. The extent to which adverse effects are avoided, remedied or mitigated. b. The functional need and operational need of, and benefits derived from, the infrastructure. c. The bulk, form, scale, location of the structure. d. Visual, landscape and amenity effects. e. The risk of hazards to public or individual safety, and risk of property damage. f. Effectiveness of the management of natural hazards.	3. **Activity status when compliance not achieved:** Not Applicable

Activities and structures within close proximity to the National Grid

INF-R47	Buildings and structures within the National Grid Yard	
All zones	1. **Activity status:** Permitted **Where:** a. The following activities are proposed in the National Grid Yard: i. Non-habitable buildings or structures for farming activities (excluding intensive indoor primary production, commercial greenhouses, milking sheds and buildings storing hazardous substances); and ii. Ancillary stockyards and platforms, including those associated with milking sheds; and iii. Artificial screens and fences no more than 2.5m in height as measured from ground level, where these are located at least 5m from the outer visible edge of any National Grid support structure; and iv. Where undertaken by a network utility operator, infrastructure or any part of electricity infrastructure that connects to the National Grid; and b. All buildings and structures listed in INF-R47.1.a must comply with the following: i. Except for INF-R47.1.a.iii and iv, no building or structure must be located closer than 12m from the outer visible foundation of any National Grid support structure); and ii. No building or structure may permanently physically impede existing vehicular access to any National Grid support structure; and iii. All buildings and structures must comply with the New Zealand	2. **Activity status when compliance not achieved:** Non-Complying 3. **Where:** a. Compliance with INF-R47.1.a and INF-R47.1.b is not achieved; b. The building or structure is for intensive indoor primary production, commercial greenhouses, milking sheds or buildings storing hazardous substances; or c. The building or structure is not otherwise provided for as a permitted activity in the National Grid yard.

	Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001 under all National Grid transmission line operating conditions. **Note 1:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.* **Note 2:** *New Zealand Electrical Code of Practice for Electrical Safe Distances is mandatory under the Electricity Act 1992. All activities regulated by New Zealand Electrical Code of Practice for Electrical Safe Distances, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.*	

INF-R48	**A new sensitive activity including the construction or relocation of buildings for a sensitive activity in the National Grid Yard**	
All zones	1. **Activity status:** Non-Complying **Where:** a. The following activities propose to locate within the National Grid Yard: i. Establishment of a sensitive activity in an existing or new building or structure; or ii. Construction of a new building or relocation of a building to accommodate a sensitive activity; or iii. Any change of land use to a sensitive activity; or iv. Additions or alterations to an existing building or structure for a sensitive activity that involves an increase in the building or structure height or footprint. **Note 1:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.*	2. **Activity status when compliance not achieved:** Not Applicable

	Note 2: *New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001 is mandatory under the Electricity Act 1992. All activities regulated by New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the Plan.* **Note 3:** *Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.*	

INF-R49	**Earthworks, vertical holes or land disturbance within the National Grid Yard**	
All zones	1. **Activity status:** Permitted **Where:** a. Earthworks, vertical holes or land disturbance within the National Grid yard must not: i. Exceed 300mm depth within 6m of the outer edge of the visible foundation of any National Grid support structure; ii. Exceed 3m depth where located between 6m and 12m of the outer edge of the visible foundation of any National Grid support structure; iii. Compromise the stability of any National Grid support structure; iv. Permanently physically impede existing vehicular access to any National Grid support structure; v. Result in a reduction of the existing ground to conductor clearances as required in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001; and b. INF-R50.1.a.i and ii do not	2. **Activity status when compliance not achieved:** Non-Complying

	apply to the following earthworks, vertical holes or land disturbance: i. Earthworks undertaken for cultivation or repair or sealing of a road, pedestrian accessways, walkways, cycleways, driveways or farm tracks; and ii. A post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a National Grid tower foundation; or iii. Earthworks subject to a dispensation from Transpower New Zealand Limited under the New Zealand Electrical Code of Practice for Electrical Safe Distances NZCEP 34:2001. **Note 1:** *This rule prevails over the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.* **Note 2:** *Transpower New Zealand Ltd will be considered an affected party in accordance with section 95E of the Act.*	

INF-R50	**Quarrying activity within the National Grid Yard**	
All zones	1. **Activity status:** Non-Complying **Where:** a. The activity is a quarrying activity, farm quarrying or forestry quarrying within the National Grid yard. **Note:** *This rule prevails over the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.*	2. **Activity status when compliance not achieved:** Not Applicable

INF-R51	**Hazardous substances within the National Grid Yard**	
All zones	1. **Activity status:** Non-Complying **Where:** a. Any new storage or use of hazardous substances with explosive or flammable intrinsic	2. **Activity status when compliance not achieved:** Not Applicable

	properties within 12m of the centre line of a National Grid Transmission Line.	

INF-R52	Subdivision of land within the National Grid Subdivision Corridor	
All zones	1. **Activity status:** Restricted Discretionary **Where:** a. The subdivision of land within the National Grid Subdivision Corridor that complies with all of the following standards: i. All resulting allotments be able to demonstrate that they are capable of accommodating a building platform for the likely principal building(s) and any building(s) for a sensitive land use outside of the National Grid Yard, other than where the allotments are for roads, access ways or infrastructure; and ii. The layout of allotments and any enabling earthworks must ensure that physical access is maintained to any National Grid support structures located on the allotments, including any balance area. 2. **Matters over which discretion is restricted:** a. The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; b. The ability to provide a complying building platform outside of the National Grid Yard; c. The risk of electrical hazards affecting public or individual safety, and the risk of property damage; d. The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation,	3. **Activity status when compliance not achieved:** Non-Complying

	maintenance, upgrade and development (including access) of the National Grid; e. The risk to the structural integrity of the National Grid; and f. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.	

Activities and structures within the gas or petroleum pipeline corridor

INF-R53	New structures or buildings located within the gas or petroleum pipeline corridor	
All zones	1. **Activity status:** Permitted **Where:** a. The activity is fencing; and b. The structure does not permanently physically or legally impede existing access to the gas or the petroleum transmission network.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which the proposed activities are likely to compromise the stability or integrity of the gas or the petroleum transmission network land their operation, maintenance and upgrading; b. The risks of hazards affecting public or individual safety and the risk of property damage; c. Measures proposed to avoid or mitigate potential adverse effects on the gas or petroleum transmission network; d. Technical advice provided by the owner and operator of the gas or petroleum transmission network, including on the assessment of risk; e. The outcome of any consultation with the owner and operator of the gas or petroleum transmission network; and f. Whether the activity could be located at a greater distance from the gas or petroleum transmission network.

INF-R54	New sensitive activities located within the gas or petroleum pipeline corridor	
All zones	1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is**	3. **Activity status when compliance not achieved:** Not Applicable

	restricted: a. The extent to which the proposed activities are likely to compromise the stability or integrity of the gas or the petroleum transmission network land their operation, maintenance and upgrading; b. The risks of hazards affecting public or individual safety and the risk of property damage; c. Measures proposed to avoid or mitigate potential adverse effects on the gas or petroleum transmission network; d. Technical advice provided by the owner and operator of the gas or petroleum transmission network, including on the assessment of risk; e. The outcome of any consultation with the owner and operator of the gas or petroleum transmission network; and f. Whether the activity could be located at a greater distance from the gas or petroleum transmission network.	

INF-R55	**Earthworks within the gas or petroleum pipeline corridor**	
All zones	1. **Activity status:** Permitted **Where:** a. Earthworks within the gas transmission pipeline corridor must comply with the following: i. The stability or integrity of the gas transmission pipeline is not compromised; and ii. The earthworks must not involve any permanent alteration to the profile, contour or height of the land within the corridor; and iii. There must be no planting of trees within 10 metres of the gas transmission pipeline. b. The following earthworks activities are exempt from INF-R56.1.a: i. Earthworks that are undertaken by the operator of the gas or petroleum pipeline corridor;	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which earthworks may compromise the operation, maintenance, upgrading and development of gas or oil pipeline corridor; b. The stability of land within and adjacent to the gas or oil pipeline corridor; c. Risks relating to health or public safety, including the risk of property damage; and d. Technical advice provided by the owner and operator of the gas or oil pipeline corridor.

	ii. Earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track; and iii. Earthworks undertaken by a network utility operator within a road reserve.	

INF-R56	**Hazardous substances within the gas or petroleum pipeline corridor**	
All zones	1. **Activity status:** Non-Complying **Where:** a. Any new storage or use of hazardous substances with explosive or flammable intrinsic properties within the Oil or Petroleum Pipeline Corridor.	2. **Activity status when compliance not achieved:** Not Applicable

INF-R57	**Subdivision of land within the gas or petroleum pipeline corridor**	
All zones	1. **Activity status:** Restricted Discretionary **Where:** a. Any proposed building platform must be located at least 20m from the gas pipeline or any above ground station. 2. **Matters over which discretion is restricted:** a. The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to the gas or petroleum transmission network; b. The risk to public or individual safety, or property damage; c. The nature and location of any earthworks and how such earthworks will impact on the operation, maintenance, upgrade and development (including access) of the gas or petroleum transmission network; d. The risk to the structural integrity of the gas or petroleum transmission network; e. The extent to which the	3. **Activity status when compliance not achieved:** Non-Complying

	subdivision design and consequential development will minimise the potential reverse sensitivity on the gas or petroleum transmission network; and f. The outcome of any consultation with the owner and operator of the gas or petroleum transmission network. **Note:** *If a resource consent application is made under this standard, the owner and operator of the gas or petroleum transmission network will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.*	

Standards

INF-S1	Radio frequency fields
1. If generating radiofrequency fields, an activity must not exceed the maximum exposure level of the general public in New Zealand Standards NZS2772.1: 1999 Radiofrequency fields - Maximum exposure levels - 3KHz to 300 GHz.	2. **Activity status when compliance not achieved:** Non-Complying

INF-S2	Electric and magnetic fields
1. If generating electric and magnetic fields, the activity must not exceed the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric and magnetic fields (1Hz - 100kHz) (Health physics, 2010, 99(6); 818-836) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007).	2. **Activity status when compliance not achieved:** Non-Complying

TRAN - Transport

Overview

Kaipara's transport network is being progressively extended and improved to cater for population growth and development. It is essential that people and goods are safely and efficiently transported to destinations through a greater range of sustainable travel modes. This is necessary to support the social, economic, cultural, and environmental wellbeing of people who live, work, and visit the District.

The Transport chapter contains all the objectives, policies, and rules for managing:

a. The transport network and works that occur within them;
b. Vehicles on adjoining sites; and
c. Vehicle access.

The Plan encourages safe, efficient and cost-effective transport corridors and infrastructure to support the efficient movement of people, goods and services. The Plan promotes active modes of transport, and access to public transport and public transport facilities should these exist in the future.

The provisions within the Transport chapter apply across the district in all the zones. The zone chapters in Part 3 - Area-Specific Matters do not apply to transport activities unless specifically referred to within this chapter.

The chapters and provisions in Part 2 - District-Wide Matters apply to transport activities where relevant.

The standards for design of the local transport network, as well as parking and access are contained in the Kaipara District Council Engineering Standards 2011.

Where relevant, the requirements of the National Code of Practice for Utility Operators' Access to Transport Corridors will apply to the placement, maintenance, improvement and removal of utility structures in roads (or unformed roads).

The approach for the management of roads in this Plan is as follows:

a. The roads are not zoned in the District Plan maps.
b. Any zoning (including precinct provisions) ceases to have effect from the time the land is vested or dedicated as a road.
c. In the case of road stoppings, the zoning reverts to that of the adjoining land at the tine when the road is stopped. Where there are two different zones, the adjacent zone extends to the centre line of the former road.

Awakino Precinct (PREC1):
Additional rules and standards for Awakino Precinct are included in this chapter - they apply to Awakino Precinct in addition to these Transport provisions unless otherwise noted.

Cove Road North Precinct (PREC2):
Additional rules and standards for Cove Road North Precinct are included in this chapter - they apply to Cove Road North Precinct in addition to these Transport provisions unless otherwise noted.

Objectives

TRAN-O1	Transport network connectivity
The transport network is a well-connected, integrated and accessible system that: 1. Meets and is responsive to current and future needs, including projected population growth; 2. Maximises opportunities to integrate with land uses; 3. Maximises the use of public transport (where available), walking and cycling, and reduces dependency on private motor vehicles; 4. Accommodates people with disabilities; and 5. Is resilient and maintains connectivity.	

TRAN-O2	Transport network safety and efficiency

The transport network is safe, efficient and effective in moving people and goods within, to and from the Kaipara District.

TRAN-O3	Compatible activities
Activities generate traffic that does not adversely affect the safety or efficiency of the transport network.	

TRAN-O4	Transport network is not compromised
The transport network is not compromised by incompatible activities which may result in reverse sensitivity effects or conflict.	

TRAN-O5	Adverse effects from construction, maintenance and development of the transport network
Adverse effects from the construction, maintenance and development of the transport network are avoided, remedied or mitigated.	

Policies

Connectivity and integration:

TRAN-P1	Sustainable transport network
Provide for the construction, maintenance, upgrading and operation of an efficient, effective, integrated, safe, resilient, accessible and sustainable transport network.	

TRAN-P2	Design of the network
The design of corridors, carriageways and intersection is appropriate to the road function and in accordance with relevant guidelines, including where relevant: 1. Site accesses; 2. Traffic signage, road marking, lighting, rest areas and parking; 3. Safe and accessible provision for pedestrians and cyclists to maximise accessibility, including facilities outside the road corridor and connections; 4. Corridor and carriageway design which enables provision of public transport; 5. Safety and accessibility for people with disabilities; 6. Provision for other infrastructure, including low impact design stormwater facilities where suitable; 7. Provision for stock underpasses where suitable road access is not readily available; 8. Discouraging the installation of new at grade road and pedestrian rail level crossings: 9. Controlling the location of buildings and other visual obstructions within the sightline areas of rail level crossings; 10. Where they are required, railway crossing design in accordance with the requirements of the rail operator; 11. Protection and promotion of the development of the regional rail network for the transportation of freight; and 12. Development of efficient processes and freight routes for the movement of high productivity motor vehicles through the region.	

TRAN-P3	Regionally significant transport infrastructure
1. Have particular regard to the benefits that can be gained from the development and use of regionally significant transport infrastructure; 2. Recognise the technical, operational and functional constraints for the location and design of regionally significant transport infrastructure; 3. Protect the effectiveness and efficiency of existing and planned regionally significant transport infrastructure; and 4. Recognise that adverse effects may arise from works to maintain and upgrade existing regionally significant transport infrastructure.	

TRAN-P4	Additions and upgrades

Manage additions and upgrades to the road transport network to:

1. Link to existing networks, including any public transport routes and open space networks;
2. Encourage connectivity and ease of movement within and between communities;
3. Assist in creating compact urban environments while supporting growth and intensification;
4. Not preclude connectivity to future developable land;
5. Contribute to shorter travel times and provide a range of transport choices for users;
6. Allow ease of movement within, to and from the activity for a variety of users and modes of transport;
7. Encourage low impact urban design principles, including the integration of natural features and topography; and
8. Make it accessible for all users, including mobility impaired.

TRAN-P5	Location and design

1. Ensure the transport network is located and designed to avoid, remedy or appropriately mitigate adverse effects; and
2. Recognise the positive benefits of enabling the transport network when managing its location and design; and
3. Ensure the design and location of the transport network is appropriate for the transport needs of current and planned development.

TRAN-P6	Development of the land transport network

Ensure that the transport network is developed so that:

1. The design, location, alignment and dimensions of new land transport networks provide safe vehicle, pedestrian and cycling access and manoeuvring to every site;
2. The transport network provides good connectivity and integrates with adjacent developments identified as future growth areas including walking and cycling networks and public facilities and public transport, where available; and
3. Design, alignment and dimension of new roads will accommodate the installation of network infrastructure in accordance with technical and safety specifications.

TRAN-P7	Road transport network hierarchy

1. Establish a road hierarchy and categorise roads in the district in accordance with their function in the road hierarchy;
2. Protect the function of roads as identified in the road hierarchy from the adverse effects of subdivision, use and development; and
3. Ensure that the construction and operation of roads is consistent with their function in the road hierarchy.

Safety and Efficiency:

TRAN-P8	Maintain safety and efficiency

Require additions and upgrades to the transport network to meet design standards to maintain the safety and efficiency of the transport network.

TRAN-P9	On-site vehicle movements

Require that activities provide for the safe and efficient movement of vehicles on-site, onto, and along the road transport network by:

1. Providing appropriately designed and located vehicle access points, on-site parking including bicycle and motorcycle/scooter parking, loading and standing spaces, driveways, manoeuvering space and queuing space;
2. Ensuring that the location, orientation, design, reflectivity, and illumination of signs avoid road or footpath user obstruction, distraction or confusion; and
3. Ensuring vehicle crossings and associated access are designed and located to provide safe and efficient movement between sites, while minimising any potential conflict between users of the road network.

TRAN-P10	On-site parking
Ensure that where on-site parking is provided, the location and design of the parking: 1. Maintains a safe transport network; 2. Allows safe movement within, to and from the activity for a variety of users with a range of mobility; 3. Minimises impacts on streetscape and amenity; and 4. Ensures low-impact stormwater design for any run-off from any hard standing or sealed surfaces.	

TRAN-P11	Effects of subdivision, use and development
Avoid, remedy or mitigate effects of subdivision, use and development that would compromise: 1. The road function, as specified in the road hierarchy; 2. The access required by emergency services and their vehicles; and 3. The safety and efficiency, including the maintenance, upgrading, development and operation of the transport network.	

TRAN-P12	Reverse sensitivity
Manage activities that occur on or in close proximity to the transport network to ensure an efficient and safe network .	

Rules

Notes:

1. *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.*
2. *The underlying zone rules in Part 3 - Area-Specific Matters do not apply to transport activities.*
3. *All rules in Part 2 - District-wide Matters apply to transport activities where relevant.*

TRAN-R1	Operation, maintenance, repair or upgrading of existing public roads, state highways, rail network and other transport networks	
All zones	**1. Activity status:** Permitted **Where:** a. The design, construction and maintenance of local roads complies with the Kaipara District Council Engineering Standards 2011; b. Structures and signs for the safe operation of the transport network complies with the Kaipara District Council Engineering Standards 2011; c. Written approval from the Kaipara District Council has been obtained to undertake any works within road reserve; d. Written approval from the New Zealand Transport Agency has been obtained, if works are to be undertaken within the State Highway network; e. On completion of the works any part of the road reserve that has been disturbed will be restored in compliance with the Kaipara District Council Engineering	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Effect on sight distances or road safety; b. Design and carrying capacity; c. Adverse effects arising from construction including amenity, vibration and noise; d. Traffic management while the works are being undertaken; e. Adverse operational effects, particularly on sensitive activities, including effects of vibration, noise, glare and vehicle emissions; f. Severance and changes to drainage patterns; g. The benefits provided by the activity, including safety and efficiency of the transport network; h. Whether the works will involve reductions in the capacity of storm water systems present

	Standards 2011 or with the relevant standards of the New Zealand Transport Agency; and f. This rule does not apply to network utilities that have approval to locate or undertake work within the road reserve under other legislation.	within the road or road reserve; and i. Whether the works comply with all other provisions relating to transport activities within the Kaipara District Council Engineering Standards 2011.

TRAN-R2	**Construction of new transport network**	
All zones except: PREC1 - Awakino Precinct and PREC2 - Cove Road North Precinct	1. **Activity status:** Permitted **Where:** a. The transport network is to be vested or dedicated in the road controlling authority; b. The design complies with the Kaipara District Council Engineering Standards 2011; and c. The transport infrastructure is not: i. A National route; or ii. Regional arterial road; or iii. Rail line.	2. **Activity status when compliance not achieved:** Refer to relevant standard
PREC1 - Awakino Precinct	3. **Activity status:** Permitted **Where:** a. Roads are designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011, except as they relate to the following: i. The legal and construction widths as detailed in Table 5.1 of the Kaipara District Council Engineering Standards 2011 do not apply and instead legal and construction widths comply with TRAN-Table 5; ii. On-street car parking detailed in 5.2.10.d of the Kaipara District Council Engineering Standards 2011 does not apply and instead, on-street parking shall be provided at a rate of 1 per 2 residential units along the Primary Loop Road and at a 1 per 4 residential units for all other roads.	4. **Activity status when compliance not achieved:** Restricted Discretionary 5. **Matters over which discretion is restricted:** a. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential effects on the accessibility and safety of transport networks; b. Whether parks will be accessible to pedestrians and cyclists and located to integrate with riparian margins and the Green Road where possible; and c. The extent to which a green street is created, providing a connection between open space, parks in a manner that provides ecological benefit, encourages cycle and pedestrian movement between areas of open spaces.
PREC2 - Cove Road North Precinct	6. **Activity status:** Permitted **Where:** a. The use and construction of	7. **Activity status when compliance not achieved:** Restricted Discretionary 8. **Matters over which discretion is**

	unformed legal roads is in accordance with the Kaipara District Council Engineering Standards 2011; b. The end of any no-exit public road is provided with a cul-de-sac; and c. No new road access shall be provided to Cove Road unless the posted speed limit on that section of Cove Road is 50 kph or will maintain a safe road environment.	**restricted:** a. The extent to which any road, cycling and pedestrian connections are established generally in accordance with the Cove Road North Precinct Plan; b. Adequacy of the extent, location and formation of pedestrian connectivity (footpath connections) along Cove Road and Mangawhai Heads Road, and roads within the Cove Road North Precinct, based on the level of demand generated by the development; c. Whether and the extent to which there is the need for traffic control measures on the roads; d. Whether an adequate alternative access is able to be provided for the anticipated use; e. Whether the access can contain required services; f. The expected vehicle operating speeds and methods for controlling vehicle speeds; and g. Possible adverse effects on Council infrastructure and adjoining properties.

TRAN-R3	**Land use and development**	
All zones	1. **Activity status:** Permitted **Where:** a. The activity complies with: i. TRAN-S1 - Traffic generation; ii. TRAN-S2 - On-site queuing space; iii. TRAN-S3 - On-site manoeuvring; iv. TRAN-S4 - Carparking; v. TRAN-S5 - On-site loading; vi. TRAN-S6 - Accessible carparking; vii. TRAN-S7 - Loading ramps; viii. TRAN-S8 - Railway level crossing sightlines and vehicle access setbacks; and b. The activity complies with the Kaipara District Council Engineering Standards 2011 for: i. Traffic generation; ii. Parking numbers; iii. Accessible parking; iv. Parking dimensions; v. On-site manoeuvring and queuing;	2. **Activity status when compliance not achieved:** Refer to relevant standard

	vi. Loading bays; and vii. Loading ramps. **Note:** *The land use activity and buildings must also comply with all relevant rules in other parts of the Plan.*	

TRAN-R4	**Vehicle access**	
All zones except: PREC1 - Awakino Precinct and PREC2 - Cove Road North Precinct	1. **Activity status:** Permitted **Where:** a. Each site shall provide and maintain at least one vehicle crossing so as to enable all vehicle types to pass freely to and from the site; b. New roads, private access ways, rights of way and driveways are designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011; c. Driveways must be constructed in accordance with the Kaipara District Council Engineering Standards 2011; d. Vehicle access near existing railway level crossings must comply with TRAN-S8; e. For new vehicle crossings on to State Highways compliance with the New Zealand Transport Agency engineering requirements; f. For new or upgrades to vehicle crossings on to roads controlled by Kaipara District Council compliance with Kaipara District Council Engineering Standards 2011 or alternative engineering standards with the agreement of Council; g. Each site shall be provided with and maintain a driveway to the following standard: i. Formed with an all-weather surface; ii. For driveways of greater than 100m, a passing bay shall be provided no further apart than 1 per 50m; iii. For a driveway servicing up to 6 dwellings the minimum width of 3.0m; iv. For driveways services between 7 and 10 dwellings a minimum width of 5.5m; v. For driveways servicing more than 10 dwellings a	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the transport network; b. The ability to provide for emergency vehicle access; c. The extent and effect of any non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s); d. Traffic generation by the activities to be served by the access; e. Location, design, construction and materials of the vehicle access; f. Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians; g. Mitigation to address safety and/or efficiency, including access clearance requirements for emergency services; h. The extent to which the safety and efficiency of rail and road operations will be adversely affected; i. The outcome of any consultation with the rail or road controlling authority; and j. Any characteristics of the proposed use or site that will make compliance unnecessary.

	width of 6m; h. Maximum gradient shall be 1:5 for sealed and 1:8 for gravel driveway; i. Internal manoeuvring area sufficient that vehicles using the driveway do not need to reverse manoeuvre onto a road or shared driveways is provided; j. Access and manoeuvring areas shall comply with the New Zealand Building Code acceptable solutions C/AS1 Part 8.1 (Fire Service Vehicular Access 2010); k. Stormwater drainage for at least a 10% AEP rainfall event sufficient that surface ponding does not occur and discharge from the driveway does not result in adverse effects to adjoining properties or roads; l. Where a private driveway is gated: i. The gates shall be located at least 13m from the edge of the public road carriageway (with an 80 or 100km/h speed limit) where the gate opens into the site, or ii. The gates shall be located 13m plus the gate width where it opens toward the road, unless onto a State Highway (where gate setbacks may be higher and are required to be complied with); iii. Turning provisions are provided such that a 90th percentile car may enter the driveway and turn around, without passing the gates or affecting through traffic on the public road. **Note:** *All new roads and vehicle access points that intersect a state highway require the approval of the New Zealand Transport Agency.*	
PREC1 - Awakino Precinct	4. **Activity status:** Permitted **Where:** a. New vehicle crossings on to roads controlled by the Kaipara District Council shall be designed, constructed and located in accordance with the Kaipara District Council	5. **Activity status when compliance not achieved:** Restricted Discretionary 6. **Matters over which discretion is restricted:** a. The matters in TRAN-R4.3: i. Adverse effects on the safe, efficient and effective operation of the

	Engineering Standards 2011, except as it relates to 5.2.18.2d and 5.2.18.2e, the following shall be met: i. No vehicle crossing shall be situated within 10m of any road intersection (as measured from the meeting point of the main kerb alignments); ii. The minimum spacing between vehicle crossings on the same side of any road shall be 2m; iii. No more than one vehicle crossing is provided to each lot, except where a vehicle crossing is a double width crossing and serves more than one site, in which case the vehicle crossing width shall be a maximum of 7m; b. Each site shall be provided with and maintain a driveway to the following standard: i. Formed with a sealed all-weather surface; ii. Shall provide accessway or driveways with minimum widths in accordance with TRAN-Table 5; iii. Shall include internal manoeuvring area sufficient that vehicles using the driveway do not need to reverse onto a road or shared where the access is located within 10m of an intersection road boundary or where the access is off the Primary Loop Road; iv. Shall serve no more than four parking spaces, should vehicles be required to reverse from a site; and c. Internal manoeuvring area sufficient that vehicles using the driveway do not need to reverse manoeuvre onto a road or shared driveways is provided, except as provided by TRAN-R4.4.b.iv. above.	transport network; ii. The ability to provide for emergency vehicle access; iii. The extent and effect of any non- compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s); iv. Traffic generation by the activities to be served by the access; v. Location, design, construction and materials of the vehicle access; vi. Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians; vii. Mitigation to address safety and/or efficiency, including access clearance requirements for emergency services; viii. The extent to which the safety and efficiency of rail and road operations will be adversely affected; ix. The outcome of any consultation with the rail or road controlling authority; and x. Any characteristics of the proposed use or site that will make compliance unnecessary.
PREC2 - Cove Road North Precinct	**7. Activity status:** Permitted **Where:** a. No new private way access shall	**8. Activity status when compliance not achieved:** Restricted Discretionary **9. Matters over which discretion is**

	be provided to Cove Road unless the posted speed limit on that section of Cove Road is 50 kph or will maintain a safe road environment.	**restricted:** a. The matters in TRAN-R4.3: i. Adverse effects on the safe, efficient and effective operation of the transport network; ii. The ability to provide for emergency vehicle access; iii. The extent and effect of any non- compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s); iv. Traffic generation by the activities to be served by the access; v. Location, design, construction and materials of the vehicle access; vi. Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians; vii. Mitigation to address safety and/or efficiency, including access clearance requirements for emergency services; viii. The extent to which the safety and efficiency of rail and road operations will be adversely affected; ix. The outcome of any consultation with the rail or road controlling authority; and x. Any characteristics of the proposed use or site that will make compliance unnecessary.

TRAN-R5	**Electric vehicle charging stations within the road corridor**	
Road	**1. Activity status:** Permitted **Where:** a. The electric vehicle charging device is freestanding; b. The electric vehicle charging device does not exceed: i. A height of 2.1m; ii. An area of $3m^2$; and c. The activity complies with: i. TRAN-S1 - Traffic generation; ii. TRAN-S2 - On-site	**2. Activity status when compliance with TRAN-R5.1.a-b not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The location of the electric vehicle charging station to ensure it is accessible for users; and b. Adverse effects on the safe, efficient and effective operation of the transport network.

	queuing space; iii. TRAN-S3 - On-site manoeuvring; iv. TRAN-S4 - Carparking; v. TRAN-S5 - On-site loading; vi. TRAN-S6 - Accessible carparking; vii. TRAN-S7 - Loading ramps; and viii. TRAN-S8 - Railway level crossing sightlines and vehicle access setbacks.	4. **Activity status when compliance with TRAN-R5.1.c not achieved:** Refer to relevant standard

TRAN-R6	**Buildings and structures adjacent to a railway designation boundary**	
	1. **Activity status:** Permitted **Where:** a. Buildings and structures must be setback a minimum of 5m from the designation boundary of the railway; b. This rule does not apply to: i. Structures erected by KiwiRail; ii. Signs; iii. Temporary structures; iv. Fences; v. Network utility structures; or vi. Vehicle access points.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The safe and efficient operation of the rail network; b. The size, nature and location of the structure on the site; c. Compatibility with the surrounding environment; and d. The outcome of consultation with KiwiRail. **Note:** *KiwiRail will be considered an affected person in accordance with section 95B of the RMA where its written approval is not provided.*

TRAN-R7	**Stock underpasses**	
General rural zone **Road**	1. **Activity status when compliance not achieved:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the transport network; b. Location, design, construction and materials of the stock underpass; and c. Structural integrity of the road.

TRAN-R8	**Activities and structures not otherwise listed as permitted, restricted discretionary, discretionary or non-complying**	
All zones	1. **Activity status when compliance not achieved:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

Standards

TRAN-S1	**Traffic generation**	
	1. The total traffic generated from each site must not exceed with the following limits (excluding traffic generated by single dwellings, temporary military activities and construction traffic):	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:**

a. 60 daily one way movements for General rural zone and Māori purpose zone; b. 20 daily one way movements for: i. General residential zone; ii. Rural lifestyle zone; c. 200 daily one way movements for: i. Commercial zone; ii. Light industrial zone; and iii. Heavy industrial zone. **2.** For the Maungatūroto Dairy Factory, the total number of SH12 right turn vehicles must not exceed the following limits (excluding construction traffic): a. AM peak (7.00-8.00am — 15 per hour; or b. PM peak (4.00-5,00pm) -20 per hour. **Note 1:** *TRAN-Table 1 contains the trip generation for each activity.* **Note 2:** *Traffic generation associated with temporary activities is contained in the Temporary Activities chapter.*	a. The trip characteristics associated with the proposed activity; b. The design of features intended to ensure safety for all users of the access site, and/or intersecting roads including but not limited to vehicle occupants, vehicle riders and pedestrians; c. Transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network); d. Mitigation to address adverse effects, such as: i. Travel/trip planning and timing; ii. Providing alternatives to private vehicle trips; iii. Staging of the development activity or subdivision; and iv. Contributing to improvements to the road network, where appropriate; and e. The effect of traffic on the amenity and character of the surrounding area.

TRAN-S2	**On-site queuing space**
1. On-site queuing space must comply with the following standards: a. On-site queuing space must be provided where 6-30 inclusive parking, loading and / or standing spaces combined are provided on-site: and b. On-site queuing lengths, measured from the commencement of the driveway at the site boundary, must comply with: i. 6m into the site if the largest vehicle to visit the site is a car; or ii. 8m in the site if the largest vehicle to visit the site is a medium service vehicle; or iii. When the largest vehicle to service the site is greater than a medium vehicle, then this vehicle must be able to be safely accommodated within the site.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the transport network.

TRAN-S3	**On-site manoeuvring**
1. On-site manoeuvring must comply with the Kaipara District Council Engineering Standards 2011.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the transport network; and b. On-site safety for people and vehicles.

TRAN-S4	**Car parking**
1. On-site carparking must comply with the following standards: a. All activities must provide the minimum	**2. Activity status when compliance not achieved:** Restricted Discretionary

carparks on-site as set out in TRAN-Table 2; b. The maximum gradient on any area used for parking and manoeuvring must be 6%; c. Parking spaces may be situated within a building and must be available for parking at all times; d. Each parking area must be formed and maintained with an all-weather surface which does not create a dust nuisance or permit vehicles to carry gravel, mud, stone or other deleterious material onto the road or street provided that any parking area within or adjoining a Residential zone or Reserve must be formed and maintained with a concrete or sealed surface; e. Carparks must be sited at least: i. 30m from the edge of coastal waters, dune lake or other lake with bed greater than 8m, rivers with an average bed of 3m; ii. 10m from the edge of a wetland; and iii. 6m from the edge of a river with an average bed of between 1-3m. f. Each parking space must have adequate physical access to a road, street or service lane and the buildings or uses to which it is intended to serve; g. Parking areas are designed so that all vehicles can enter and leave the site in a forward gear and do not have to reverse onto or off the adjacent road or street; h. Parking associated with a commercial or industrial activity which adjoins a street must be provided with a fence, kerb, nib or similar non mountable barrier not less than 0.15m high along those parts of the site's frontage not used for access purposes; i. Parking associated with a commercial or industrial activity must be screened from residential sites by landscaping, fencing or other suitable screening at least 2m in height to create and preserve a good standard of visual amenity; j. The parking must be designed to enable on-site manoeuvring in accordance with Kaipara District Council Engineering Standards 2011; k. The parking spaces must comply with the dimensions set out in the Kaipara District Council Engineering Standards 2011; and l. Each parking area must have a stormwater drainage system that is designed for at least a 10% AEP rainfall event sufficient that surface ponding does not occur, and discharge does not result in adverse effects to adjoining properties or roads.	**3. Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the road transport network; b. The extent to which parking and/or loading facilities for the proposed land use development can be provided by other sites; c. The adequacy of public parking in the immediate vicinity of the site; d. The design of any landscaping or pedestrian design features to be developed on the site; e. The size and number of vehicles expected to use the site; f. The area, type, location and marking of parking spaces; g. The area, design, gradient, stormwater management, construction and materials of parking and loading spaces; h. Accessibility of parking areas from on-site activities; i. Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians; and j. Accessibility by emergency services and their vehicles.

TRAN-S5	**On-site loading**

1. **On-site loading must comply with the following standards:** a. All activities must provide the minimum number of loading spaces as set out in TRAN-Table 3. b. The maximum gradient on any area used for parking and manoeuvring must be 6%. c. Each loading space must be designed to comply with Kaipara District Engineering Standards 2011. d. Each loading space must have: i. A minimum width of 3.5m; ii. A minimum depth of 12m, except for sites where articulated trucks are expected to visit which must have a minimum depth of 18m; iii. A minimum height of 4.25m; e. The loading space must have safe and convenient physical access to a street or service lane and the building which it is intended to serve. f. Each loading space must be of a usable size and shape and be designed to accommodate the 90 percentile two axle truck illustrated in the Kaipara District Council Engineering Standards 2011.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the road transport network; b. The extent to which parking and/or loading facilities for the proposed land use can be provided by other sites; c. The adequacy of public parking in the immediate vicinity of the site; d. The design of any landscaping or pedestrian design features to be developed on the site; e. The size and number of vehicles expected to use the site; f. The area, type, location and marking of parking spaces; g. The area, design, gradient, stormwater management, construction and materials of parking and loading spaces; h. Accessibility of parking areas from on-site activities; i. Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants, vehicle riders and pedestrians; and j. Accessibility by emergency services and their vehicles.

TRAN-S6	**Accessible carparking**
1. **Accessible carparking must comply with the following standards:** a. All commercial and industrial activities must provide the minimum accessible carparks on-site as set out in TRAN-Table 4. b. Carparks must be located on a level surface. c. The carparks must be clearly marked, designed and constructed in accordance with NZS 4121:2001 Design for Access and Mobility — Buildings and Associated Facilities. d. The carparks must have safe and convenient physical access to a street or building entrance.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The ability for people with disabilities to safely and effectively park and enter and exit a vehicle; and b. The ability for people with disabilities to safely and effectively manoeuvre around the parked vehicle.

TRAN-S7	**Loading ramps**
1. Where a loading ramp is required, it must not be located within 25m of the edge of a traffic lane.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The potential for adverse effects on the safety and efficiency of the site and the road transport network.

TRAN-S8	Railway level crossing sightlines and vehicle access setbacks
1. All new vehicle access points, on roads that cross a railway crossing must be located a minimum of 30m from a railway level crossing. The 30m must be measured from the edge of the closest rail track to the edge of seal on the proposed vehicle access point; and **2.** Buildings, structures, planting or other visual obstructions must not be located within the restart or approach sightline areas of railway level crossings as shown in the shaded areas of TRAN-Figure 1 and TRAN-Figure 2. **Note:** *All new vehicle access points that intersect a railway require the approval of KiwiRail.*	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The potential for adverse effects on the safety and efficiency of the rail transport network resulting from the nature, use, location and design of the vehicle access point.

TRAN Table 1 - Traffic Intensity Factor:

Land Use Activity	Car Parking Spaces Required
Residential:	
Residential Units	6 per unit
Home Occupations	10 per non-residential employee
Pensioner Housing	2 per unit
Boarding Houses	2 per 2 persons accommodated
Casual Accommodation:	
Home Stay / Bed & Breakfast	2 per 2 persons accommodated
Camping Grounds / Motor Camps	3 per unit and/or 2 per camp site
Motel	3 per unit
Tourist Hotel	2 per room
Retail:	
Shops (including TAB facilities) / Shopping Centres	70 per 100m^2 GFA
Supermarkets	100 per 100m^2 GFA
Garden or Hire Centres	50 per 100m^2 space open to public
Building Supply Outlets	30 per employee
Service Stations with Shop	500 per 100m^2 GFA
Vehicle Sales, Repair, Service	20 per 100m^2 GFA
Office and Commercial:	
Office / Commercial	10 per 100m^2 GFA
Restaurants / Bars:	
Fast Food with Drive-In	200 per 100m^2 GFA
Restaurants, Bars, Cafes	60 per 100m^2 GFA
Industry (excluding the Maungaturoto Dairy Manufacturing Site):	

Industrial Units	5 per 100m^2 GFA
Distribution Centres	4 per 100m^2 GFA
Bulk Warehousing	4 per 100m^2 GFA
Contractors Depots	4 per 100m^2 GFA
Port/Sea Terminal	4 per 100m^2 GFA
Health and Education:	
Hospitals	50 per 100m^2 GFA
Retirement Facility	2 per bed
Healthcare Services	50 per 100m^2 GFA
Educational Facility	30 per staff member
Child Care Facility	100 per 100m^2 GFA
Recreation:	
Boat Ramps	200 per ramp
Gymnasiums	50 per 100m^2 GFA
Tennis, Squash, Basketball, Badminton	50 per court
Golf Courses	300 per course
Cricket, Football, Hockey	100 per playing field or 60 per 100 spectator seats
Places of Entertainment	2 per every person facility is designed for
Places of Assembly	2 per every person facility is designed for
Other buildings for Social, Cultural or Recreational Purposes (including Grandstands)	2 per every person facility is designed for
Marinas	2 per berth
Rural:	
Land-based primary production	No specific intensity factor provided. Each activity must demonstrate compliance with the limits of the subject zoning (i.e. 60 movements per site in the General rural zone).
Temporary Activities	50 per site in General residential zone, Rural lifestyle zone or Natural open space zone. 100 per site in General rural zone or Māori purpose zone. 200 per site in Commercial zone, Light industrial zone or Heavy industrial zone.

Note 1:
The Traffic Intensity Factor Guidelines provide a useful tool to help determine the likely traffic generation associated with particular activities, to determine whether an activity will require resource consent.

Note 2:
The Traffic Intensity Factor Guideline provides a means of assessing the likely traffic effects from a particular new activity before an activity establishes on a site. The Traffic Intensity Factor is based on the average typical daily one-way vehicle movements for a particular activity. Consequently, in any particular example, it may not represent the amount of traffic that is actually generated by a land use. Table 1 sets out the Traffic Intensity Factor which has been

calculated for a variety of activities.

Note 3:
A Traffic Intensity Factor has been worked out for a limited number of activities. If there is no Traffic Intensity Factor in Table 1 for the activity that is being considered, the Traffic Intensity Factor for the activity in Table 1 that is closest in scale, intensity and character to the activity being considered can be used. In cases where there is uncertainty then Council may request that a Traffic Impact Assessment Report be prepared by a suitably qualified Transportation Engineer to determine the likely traffic generation associated with an activity to confirm the activity status.

Note 4:
Having established the Traffic Intensity Factor for a particular activity from Table 1, the activity status for traffic generation is contained in TRAN-S1 and TRAN-R3.

Note 5:
A vehicle travelling to a site = one vehicle movement. A vehicle travelling to a site and then leaving to go elsewhere = two vehicle movements.

Note 6:
Where there is more than one activity on a site the Traffic Intensity Factor is calculated separately for each activity, then added together. This not only applies where there are two or more new activities proposed but also applies to existing activities on a site.

TRAN-Table 2 - Car parking spaces required:

Land Use Activity	Car Parking Spaces Required
Residential:	
Residential Units	2 per unit
Home Occupations	1 per non-residential employee
Pensioner Housing	1 per unit
Boarding Houses	1 per 2 persons accommodated
Casual Accommodation:	
Home Stay / Bed & Breakfast	1 per 2 persons accommodated
Camping Grounds / Motor Camps	1 per unit/camp site plus 1 per 2 employees
Motel	1 per unit plus 1 per 2 employees
Tourist Hotel	1 per 2 rooms plus 1 per 2 employees
Retail:	
Shops (including TAB facilities) / Shopping Centres	1 per 25m^2 GFA
Supermarkets	1 per 25m^2 GFA
Garden or Hire Centres	1 per 100m^2 GFA space open to public
Building Supply Outlets	4 per 100m^2 GFA
Service Stations with Shop	1 per 35m^2 GFA shop plus 2 for every 3 employees present on site at any one time
Vehicle Sales, Repair, Service	1 per 150m^2 GFA vehicle display area plus 4 for each repair/lube bay plus 1 per each remaining 50m^2 GFA

Office and Commercial:	
Office / Commercial	1 per 40m^2 GFA
Catteries / Kennels	1 per 10 animals which can be accommodated
Restaurants / Bars:	
Fast Food with Drive-In	1 per 10m^2 GFA
Restaurants, Bars, Cafes	1 per 10m^2 GFA plus 1 per 15m^2 outdoor area or 1 space for every 4 persons the restaurant is designed to accommodate, whichever is greater
Industry:	
Industrial Units	1 per 50m^2 GFA
Distribution Centres	1 per 50m^2 GFA
Bulk Warehousing	1 per 100m^2 GFA
Contractors Depots	1 per 100m^2 GFA
Port/Sea Terminal	1 per 2 employees
Health and Education:	
Hospitals	1 per every 3 beds plus 5 per operating theatre plus 1 per remaining 25m^2 GFA
Retirement Facility	1 per every 5 people facility is designed for plus 1 per 2 employees
Healthcare Services	1 per 20m^2 GFA
Educational Facility	2 per classroom
Child Care Facility	1 per every 4 children
Recreation:	
Boat Ramps	15 (for car and trailer) per 3m width of ramp
Gymnasiums	3 per 100m^2 GFA
Tennis, Squash, Basketball, Badminton	3 per court
Golf Courses	2.5 per 1 hectare
Cricket, Football, Hockey	12.5 per 1 hectare devoted to the activity
Places of Entertainment	1 per every 4 persons designed to be accommodated
Places of Assembly	1 per every 5 persons facility is designed for, provided that where a church and hall are erected on the same site the maximum requirement shall be the maximum requirement for the church or hall, whichever is the greater
Other buildings for Social, Cultural or Recreational Purposes (including Grandstands)	1 per every 4 persons facility is designed for
Marinas	0.8 per every 1 berth
Swing / Pile Moorings	0.5 per mooring

TRAN-Table 3 - Loading spaces required:

Land Use Activity	Loading Spaces Required
Commercial or Industrial Activities:	
Building with a gross floor area no greater than 200m	No loading space shall be required
Building with a gross floor area between 200m^2 and 500m^2	1 loading space
Building with a gross floor area between 500m^2 and 5,000m^2	2 loading spaces
Building with a gross floor area exceeding 5,000m^2	3 loading spaces
Land-based primary production	Adequate space shall be provided on site to enable all loading and manoeuvring to take place on site
Note 1: *Where there is more than one activity on a site the parking requirement is calculated separately for each activity and then added together. If a particular activity is not referred to in the tables below, use the most similar activity for the proposal, calculating the most appropriate parking requirement to apply. If an activity is not defined in this table, then refer to 1292.0 - Australian and New Zealand Standard Industrial Classification (ANZSIC), 1993 as a guide to determine what the closest activity would be.* **Note 2:** *The area of any parking spaces and associated access within a building shall be excluded from the gross floor area of that building for the purposes of assessing the total number of spaces required.*	

TRAN-Table 4 - Accessible car parking requirements:

Total Number of Vehicle Parking Spaces Provided	Minimum Number of Accessible Vehicle Parking Spaces Required
Less than 20	1
Between 21 and 50	2
In excess of 50	1 plus 1 additional disability space per 50 vehicle spaces thereafter

TRAN-Table 5: Road, private way, cycle way and property access legal and construction widths for PREC1 - Awakino Precinct

URBAN									
Household Equivalents	Minimum Legal Width (m)	Minimum Carriageway Width (m)	Minimum Cycleway/ Footpath Width (m) (one side of road only)	Surface	Minimum Design Speed (km/h)	Minimum Radius (m)	Minimum SSD (m)	Minimum Cres K (m/%)	Maximum Grade (%)
1	4.2	3	-		-	15	20	0.5	20

2 to 3	6	3	-	Seal	20	15	30*	0.5	16.7
4 to 6	12	5.5	-		30	20	50*	1.0	12.5
7 to 30	18	6 + indented parking bays	3		40	30	40	1.5	12.5
31-50	20	6 + indented parking bays	3		40	30	40	1.5	12.5
>50	20	6.5 + indented parking bays	3		40	30	40	1.5	10

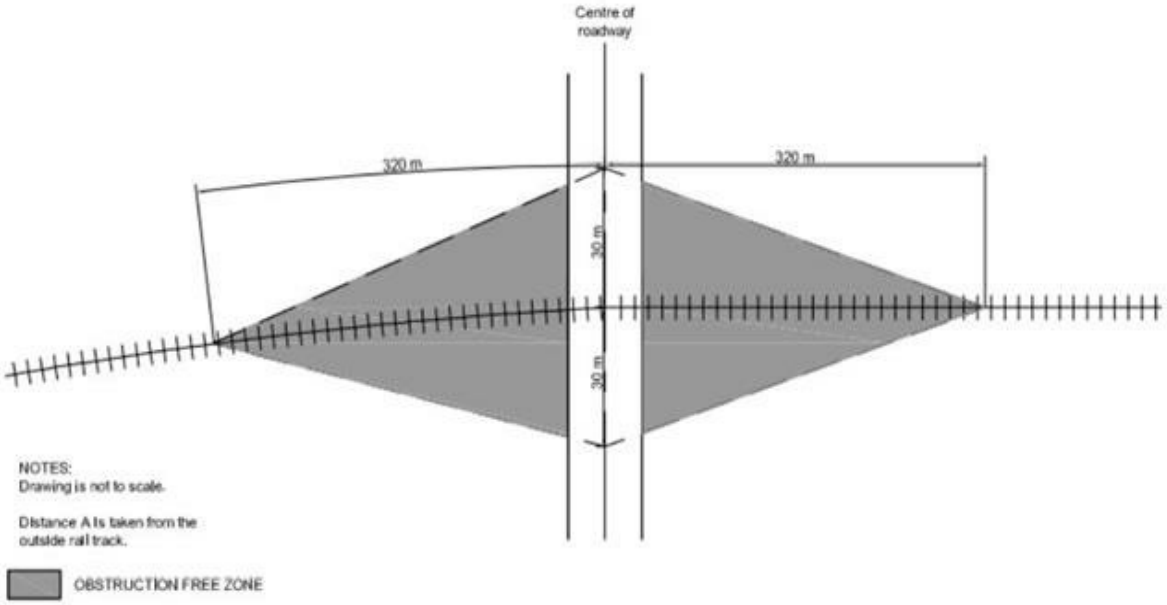
TRAN-Table 5 Notes:

1. The legal width shall be sufficient for the carriageway (including widening on curves), cul-de-sacs, footpaths and cycleways (where appropriate), parking (where appropriate), public utilities, drainage facilities, grassed Berms, Swale Drains, amenity planting, sight benching and street furniture. Roads to vest shall have sufficient legal width for planned future development. Refer to Kaipara District Council Engineering Standards 2011, clause 5.2.4.
2. Carriageway width is exclusive of berms, kerb concrete and parking. Carriageway widths should be increased by up to 1.0m where there is a high proportion of heavy traffic. Additional widening is required on curves in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.5. Passing bays are required on single lane carriageways in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.5.
3. Carriageway surface shall be sealed in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.6.
4. Design speeds are based on rolling terrain typical in Kaipara District. Higher design speeds should be considered in flatter terrain.
5. Safe stopping sight distances marked * have been increased to provide for two vehicles approaching each other on a single lane carriageway to stop before colliding. If a two lane carriageway is proposed for access ways serving 1 to 6 lots, sight distances may be reduced accordingly. K value is the length of vertical curve (m) divided by the algebraic difference in gradients (%).
6. Where there is potential for further development under the District Plan, the horizontal and vertical geometry and legal width shall provide for the Ultimate Development.
7. Intersection design, public and private road design shall be carried out in accordance with Austroads guidelines, where not directly superseded by Precinct Plan Provisions.
8. Footpath/cycleway design shall be carried out in accordance with the New Zealand Transport Agency - Pedestrian Network Guidance and Cycling Network Guidance, where not directly superseded by Precinct Plan Provisions.

TRAN-Figure 1: Approach sight triangles for railway level crossings

On sites adjacent to railway level crossings controlled by "Give Way" signs, no building, structure, planting or other visual obstruction shall be located within the shaded areas shown in the figure below. These are defined by a sight triangle taken 30m from the outside rail and 320m along the railway track.

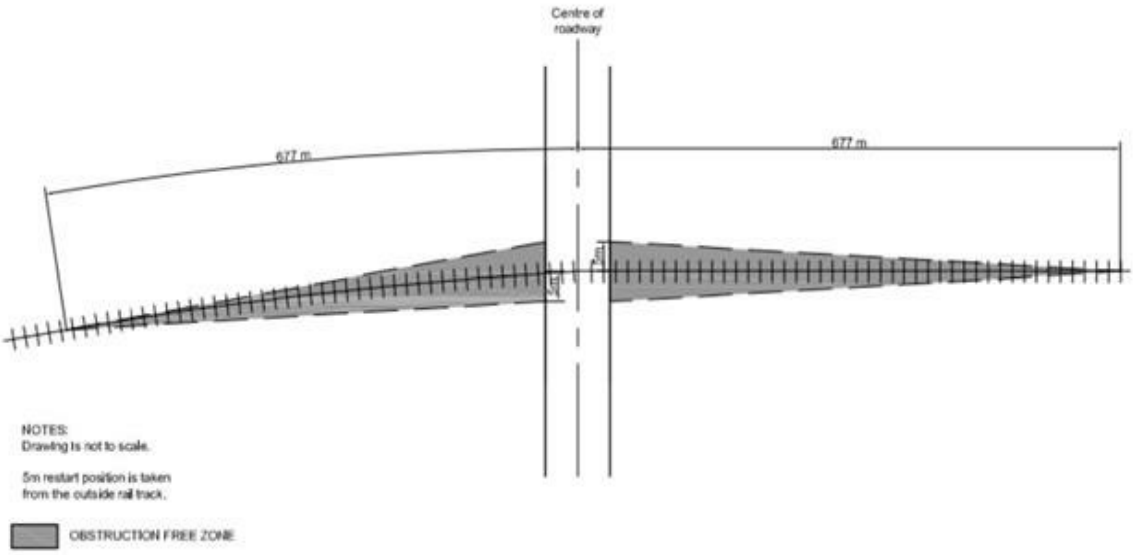
Click on image below to make it bigger:



TRAN-Figure 2: Restart sight triangles for railway level crossings

On sites adjacent to all railway level crossings, no building, structure, planting or other visual obstruction shall be located within the shaded areas shown in the figure below. These are defined by a sight triangle taken 5m back from the outside rail and 677m along the railway track.

Click on image below to make it bigger:



CL — Contaminated Land

Overview

Land contamination arises where past land use has resulted in a hazardous substance infiltrating the soil. Well known examples of contaminated land include old landfills, timber treatment and other industrial sites, sheep dips, and service stations where petrol and oil has leaked out of tanks.

District plan responses to contaminated land issues are supplementary to the Northland Regional Plan and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) Regulations 2011.

The NESCS addresses the major issues of contaminated land regarding human health. The NESCS aims to ensure that land affected, or potentially affected, by contaminants in soil is appropriately identified, assessed, and managed before it is subdivided, used, or developed, to mitigate any adverse effects on human health. The NESCS contains rules setting out processes to identify contaminated land and resource consent requirements.

This chapter contains objectives and policy guidance for the assessment of resource consents and plan changes.

Objectives

CL-O1	Contaminated land
Subdivision, use and development of contaminated land is managed to protect human health and safety and the environment from unacceptable risk.	

CL-O2	Management and remediation of contaminated land
Remediation and/or site management of contaminated land contributes to the health and wellbeing of communities and increases development opportunities for future use and development.	

Policies

CL-P1	Identify contaminated sites
Identify sites potentially containing contaminated land, including sites with contamination from current and historical land uses and activities, by using the Northland Regional Councils Selected Land-use Register (SLR) and co-ordinating with the Regional Council in the recording and management of contaminated land.	

CL-P2	Earthworks on contaminated land
Unless for the purpose of remediation, discourage the disturbance of contaminated land, where the level, type and toxicity of the contamination could adversely affect human health and safety and the environment.	

CL-P3	Contaminated land management and remediation
Avoid, remedy or mitigate adverse effects on the health of people and the environment from the management or remediation of contaminated land by ensuring that: 1. Contaminated land is managed and/or remediated to ensure that contaminants are at a level acceptable for the proposed land use. 2. A best practice approach to remediation is applied, which does not pose a more significant risk to human health than if the remediation had not occurred. 3. Contaminated land management approaches associated with the use, subdivision and development of	

contaminated land include where appropriate:
    a. Undertaking a site investigation of any land identified as actually or potentially contaminated, prior to any new subdivision or change of use of land, that could result in an increase in any adverse effects from the contamination of land;
    b. Remedial action plans;
    c. Site validation reports;
    d. Site management plans as appropriate for identifying, monitoring and managing land; and
    e. Preliminary site investigations.
4. Disposal of contaminated soil must be carried out in a manner that avoids further adverse effects on human health or on the environment.
5. Use or development of contaminated land must not damage or destroy any contaminant containment works, unless comparable or better containment is provided, or monitoring demonstrates that the containment is no longer required.
6. Any preliminary or detailed site investigation reports, remedial action plans, site validation reports and ongoing site management plans are prepared in accordance with the Ministry for the Environment Contaminated Land Management Guidelines #1 and #5 and are provided to both Kaipara District Council and the Northland Regional Council for their records.

There are no rules for this chapter

The status of some activities will be determined by the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. Reference should be made to the Ministry for the Environment website for a copy of these regulations, a user's guide, and documents incorporated by reference in these regulations.

HS — Hazardous Substances

Overview

Hazardous substances include explosives, pesticides, industrial chemicals, paints, fertilisers and petrol, household cleaners, cosmetics and many other substances. Hazardous Substances are regulated under the Hazardous Substances and New Organisms Act 1996 (HSNO) and the Health and Safety at Work Act 2015. The district plan has the supporting role of controlling the land use activities including man-made hazards of a chemical nature.

Land use activities involving hazardous substances have the potential to result in an increased risk of adverse environmental effects to those members of the public who could be exposed to the substances, and the surrounding environment.

Risks are influenced by the nature of the hazardous substances, the quantity of the substances, the effects the substance may have, the likelihood of an event occurring and which parts of the environment may be affected. An event may be an accidental release, spill, unintended chemical reaction, fire or explosion.

Risks are influenced by the location of an activity and the surrounding environment. For example, hazardous facilities located in areas subject to natural hazards may be exposed to greater risks of damage or failure resulting in an event involving a hazardous substance.

The provisions of this chapter acknowledge the benefits of hazardous substances, while aiming to minimise the adverse effects of hazardous substances in relation to sensitive activities (i.e. residential activities, schools, places of assembly) and sensitive environments (i.e. wetlands, waterways), areas of identified natural hazards and cumulative effects where multiple hazardous facilities are located within proximity to each other. Hazardous substances stored or used in identified natural hazards areas are separately addressed in the Natural Hazards chapter.

The rules control quantities of defined hazardous substances classes that are significant enough to potentially pose a significant risk to public safety and the environment with respect to the various zones across the Kaipara District. The sites where such activities take place are defined as significant hazardous facilities. These provisions assist other legislation in the management of hazardous substances in significant quantities, taking location into account.

Objectives

HS-O1	Risks associated with hazardous substances
Hazardous substance use, storage, transport and disposal activities are located, designed and managed, so that the risk to people, property and the environment is acceptable, while recognising the benefits of those activities.	

HS-O2	New sensitive activities
Established activities using, storing or disposing of hazardous substances are not compromised by new sensitive activities.	

Policies

HS-P1	Hazardous facilities
Hazardous facilities must minimise the risk to the environment (including people and property) by: 1. Siting new significant hazardous facilities in appropriate locations that are separated from incompatible activities, such as sensitive land use and infrastructure, and sensitive environments;	

2. Designing, constructing and operating hazardous facilities in a manner that ensures the adverse effects of the operation or an accidental event involving hazardous substances can be contained within the site; and
3. Disposing hazardous wastes to authorised disposal or treatment facilities that have appropriate management systems in place and avoiding the storage, processing or disposal of hazardous wastes in sensitive environments.

HS-P2	Assessment of risk
Ensure facilities for the use, storage or disposal of hazardous substances in significant quantities identify and assess potential adverse effects (including cumulative risk and potential effects of identified natural hazards) to prevent unacceptable levels of risk to human health, safety, property and the natural environment.	

HS-P3	Reverse sensitivity effects
Avoid as far as practicable reverse sensitivity effects from sensitive land use activities on lawfully-established significant hazardous facilities.	

Rules

HS-R1	The use, storage or disposal of any hazardous substances	
All zones	1. **Activity status:** Permitted **Where:** a. The aggregate quantity of any hazardous substance of any hazard classification on a site does not exceed the quantity specified for the applicable zone in HS-S1.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. HS-MAT1; and b. HS-MAT2

HS-R2	Radioactive material	
All zones	1. **Activity status:** Permitted **Where:** a. The storage or use of radioactive material is: i. An approved equipment for medical and diagnostic purposes; or ii. Specified as an exempt activity or article in the Radiation Safety Act and Regulations 2016.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. HS-MAT1; and b. HS-MAT2

HS-R3	Fertiliser storage	
General rural zone	1. **Activity status:** Permitted **Where:** a. Fertiliser is temporarily stored for rural production activities and is classed as sub-class 6.3, 6.4 and 6.5; and b. The storage location is more	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. HS-MAT1; and b. HS-MAT2

	than 30m from a watercourse; and c. the duration of the storage does not exceed 28 days within any 12-month period; and d. The substance stored is intended for rural production use and not for retail sale.	

HS-R4	Use, storage and disposal of hazardous substance subclasses 1.4, 1.5, 1.6, 6.1D, 6.1E, 9.1D and 9.2D	
All zones	1. **Activity status:** Permitted **Where:** a. The hazardous substance is in subclasses 1.4, 1.5, 1.6, 6.1D, 6.1E, 9.1D and 9.2D.	2. **Activity status when compliance not achieved:** Not Applicable

HS-R5	The storage of fuel for retail sale within a service station	
General rural zone, Commercial zone, Light and Heavy industrial zones	1. **Activity status:** Controlled **Where:** a. The storage of the following maximum volumes for fuel for retail sale within a service station: i. 100,000 litres of petrol in underground storage tanks; ii. 50,000 litres of diesel in underground storage tanks; and iii. 6 tonnes of LPG (single vessel storage). 2. **Matters over which control is reserved over:** a. The proposed site design and layout in relation to: i. The sensitivity of the surrounding natural, human and physical environment; potential hazards and exposure pathways arising from the proposed hazardous facility, including cumulative risks with other facilities; ii. Interaction with natural hazards (flooding, instability), as	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. HS-MAT1; and b. HS-MAT2

	applicable and proposed emergency management planning (spills, fire and other relevant hazards); b. Procedures for monitoring and reporting of incidents.	
General residential zone, Rural lifestyle zone, Open space zone, Natural open space zone, Sport and active recreation zone, Māori purpose zone, and Hospital zone	1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Discretionary 3. **Matters over which discretion is restricted:** a. HS-MAT1; and b. HS-MAT2

Matters for Discretion

HS-MAT1	Location and design of hazardous facility
All zones	a. How the hazardous facility is located on the site, taking into account separation from site boundaries, zone boundaries and other more sensitive land uses; b. How the design and proposed management contributes to the minimisation of adverse effects on the environment, including effects on natural ecosystems and the life supporting capacity of land and water, waterbodies and sources of potable water; and c. The operational or functional need for the hazardous facility to be in that location.

HS-MAT2	Risk associated with the hazardous facility and transportation
All zones	a. The individual risks of the hazardous facility and cumulative risks with other hazardous facilities in the vicinity, as relevant; b. The actual and potential adverse effects associated with the transport of a hazardous substance on road infrastructure or on sensitive land uses along transport routes, if this is a significant aspect of the facility; c. Consideration of the risks posed by the occurrence of identified natural hazard events in the vicinity of the hazardous facility; d. The degree of social, cultural or economic benefits the facility and its associated storage, use or disposal of hazardous substances will have locally; e. Methods to prevent the entry or discharge of hazardous substances into groundwater, or potable water supplies, or stormwater or sewerage systems (unless authorised by the relevant network utility operator, resource consent or another rule in the Plan); and f. Whether an assessment of the risks has been provided which contains a level of detail corresponding to the scale and nature of the facility proposed and the hazardous substances involved. g. An assessment may need to include the following considerations: i. The sensitivity of the receiving environment to any risks; ii. Risk identification (inherent risk) and risk management response (residual

	risk); iii. Practicable alternative method of management that would present less risk; iv. How the proposal minimises or mitigates cumulative adverse effects with respect to other hazardous facilities in the area; v. Probability and potential consequences of an accident leading to the release or loss of control of hazardous substances; vi. Proposed emergency management equipment and plans and the adequacy of overall emergency response capability; and vii. Compliance with relevant codes of practice and standards for specific substances. **Note:** *A risk assessment should correspond to the scale and significance of the activity and its risks. A quantitative risk assessment may be required for major hazardous facilities where the risk contributors may be significant or complex. A risk assessment should be undertaken by a suitably qualified and experienced professional.*

Standards

HS-S1	**Hazardous substances permitted activity thresholds**		
GHS 7 category and sub-category (previous HSNO classification)	**Zone** Commercial Light Industrial Heavy Industrial SPZ - Hospital	**Zone** General Rural SPZ - Māori Purpose	**Zone** General Residential Rural Lifestyle Natural Open Space Open Space Sport and Active Recreation SPZ - Estuary Estates SPZ - Mangawhai Hills SPZ - Trifecta Development Area
Explosive Class 1 Maximum Quantity (measured in tonnes, unless stated)			
Unstable explosive Class 1.1 (Sub-class 1.1)	0.05	0.02	0
Unstable explosive Class 1.2 (Sub-class 1.2)	0.5	0.2	0
Unstable explosive Class 1.3 (Sub-class 1.3)	1.5	0.5	0
Unstable explosive Classes 1.2 and 1.3 (1.2 and 1.3) when stored with unstable explosive Class 1.1 (1.1)	0.05	0.02	0
Flammable Gas/Aerosol Class 2 Maximum Quantity (measured in tonnes, unless stated)			
Flammable gas Categories 1A, 1B and 2 and Aerosols Categories 1,2 and 3 (Sub-class 2.1, all)	1 (2,000m^2)	0.5 (1,000m^3)	0.2 (40m^3)
Flammable gas Categories 1A, 1B and 2 and Aerosols Categories 1,2 and 3 (2.1) within 50m of a sensitive zone	0.2 (400m^3)	0.1 (200m^3)	n/a
LPG	3	1.5	0.1

LPG within 50m of a more sensitive zone	1	0.5	n/a
Non-Hazardous Gases Maximum Quantity (measured in tonnes, unless stated)			
All non-hazardous gases, compressed or liquefied	5 (10,000m^3)	2 (4,000m^3)	0.1 (200m^3)
Flammable Liquids Class 3 Maximum Quantity (measured in tonnes, unless stated)			
Flammable liquids Categories 1 and 2 (Sub-class 3.1A and 3.1B)	6	2	0.1
Flammable liquids Categories 1 and 2 (3.1A and 3.1B) within 50m of a more sensitive zone	2	0.6	n/a
Flammable liquids Category 3 (3.1C)	20	6	0.3
Flammable liquids Category 4 (3.1D)	60	20	1
Desensitised explosive (liquid) Categories 1, 2 and 3 (Sub-class 3.2, all)	3	1	0.05
Flammable Solids Class 4 Maximum Quantity (measured in tonnes, unless stated)			
Flammable solids Categories 1 and 2; self-reactive substances and mixtures Types A, B, C, D, E, F and G; desensitised explosive (solid) Categories 1, 2 and 3 (Sub-class 4.1, all)	3	1	0.05
Pyrophoric liquids and solids Category 1; self-heating substances and mixtures Category 1 and 2 (Sub-class 4.2, all)	1	0.4	0.02
Substances and mixtures which, in contact with water, emit flammable gases Categories 1, 2 and 3 (Sub-class 4.3, all)	1	0.4	0.02
Oxidising capacity Class 5 maximum quantity (measured in tonnes, unless stated)			
Oxidising liquids Categories 1,2 and 3, or oxidising solids Categories 1, 2 and 3 (Sub-class 5.1.1, all)	3	1	0.05
Oxidising gases Category 1 (Sub-class 5.1.2 Gases)	1,000m^3	400m^3	40m^3
Organic peroxide Types A, B, C,D, E, F and G (Sub-class 5.2)	1	0.5	0.02
Toxic Class 6 Maximum Quantity (measured in tonnes, unless stated)			
Gases with acute oral/dermal /inhalation toxicity Categories 1, 2 and 3 (Sub-class 6.1 Gases)	300m^3	100m^3	0
Acute oral/dermal /inhalation toxicity Category 1 (Sub-class 6.1A)	0.5	0.2	0
Acute oral/dermal /inhalation toxicity Category 1 (6.1A) within 50m of a more sensitive zone	0.2	0.1	n/a
Acute oral/dermal /inhalation toxicity	6	2	0.05

Category 2 (Subclass 6.1B)			
Acute oral/dermal /inhalation toxicity Category 2 (6.1B) within 50m of a more sensitive zone	2	1	n/a
Acute oral/dermal /inhalation toxicity Category 3 (Sub-class 6.1C), germ cell mutagenicity Categories 1 and 2 (Sub-class 6.6), carcinogenicity Categories 1 and 2 (6.7), reproductive toxicity Categories 1 and 2 or effects on or via lactation (6.8) or specific target organ toxicity —single or repeat exposure Categories 1 and 2 or single exposure Category 3 narcotic effects (6.9)	20	6	0.3
Acute oral/dermal /inhalation toxicity Category 3 (6.1C), germ cell mutagenicity Categories 1 and 2 (Sub-class 6.6), carcinogenicity Categories 1 and 2 (6.7), reproductive toxicity Categories 1 and 2 or effects on or via lactation (6.8) or specific target organ toxicity — single or repeat exposure Categories 1 and 2 or single exposure Category 3 narcotic effects (6.9) within 50m of a more sensitive zone	6	2	n/a
Corrosive Class 8 Maximum Quantity (measured in tonnes, unless stated)			
Corrosive to metals Category 1, skin corrosion Category 1A, serious eye damage Category 1 (Sub-class 8.1, 8.2A and 8.3A)	6	2	0.05
Skin corrosion Category 1B and 1C (8.2B and 8.2C)	20	10	0.3
Eco-toxic Class 9 maximum quantity (measured in tonnes, unless stated)			
Hazardous to the aquatic environment (acute/chronic) Category 1 (Sub-class 9.1A)	0.5	0.5	0.5
Hazardous to the aquatic environment (acute/chronic) Category 1 (9.1A) < 30m of a watercourse	0.1	0.1	0.1
Hazardous to the aquatic environment (chronic) Category 2 (Sub-class 9.1B)	10	10	10
Hazardous to the aquatic environment (chronic) Category 2 (9.1B) < 30m of a watercourse	3	3	3
Hazardous to the aquatic environment (chronic) Category 3 (Sub-class 9.1C), hazardous to soil organisms (9.2) or hazardous to terrestrial invertebrates(9.4)	30	30	30

Hazardous to the aquatic environment (chronic) Category 3 (9.1C), hazardous to soil organisms (9.2) or hazardous to terrestrial invertebrates(9.4) < 30m of a watercourse	10	10	10
High Biological Oxygen Demand (BOD_5) (>10,000mg/l) > 30m of a watercourse	100	40	20
High Biological Oxygen Demand (BOD_5) (>10,000mg/l) < 30m of a watercourse	40	20	20

Notes when using the above table:

1. *A hazardous substance shall have the classification given by the Environmental Protection Authority when approving the importation and manufacture of that substance under the Hazardous Substances and New Organisms Act 1996 in reference to Globally Harmonised System (GHS7).*
2. *Quantities are given in t (tonnes), except all permanent or compressed gases, which are measured in m3 (cubic metres) at standard temperature and pressure (20°C and 101.3 kPa).*
3. *The table specifies the total quantities of hazardous substances for each hazard classification (aggregates). That is 0.5 tonnes of one Class 5.1 substance + 0.25 tonnes of another Class 5.1 substance = 0.75 tonnes of Class 5.1 This 0.75 tonnes is the amount to use to assess whether consent is required.*
4. *Many substances have more than one hazardous property. The activity status must be determined for each hazard classification and the most onerous activity status shall apply. For example, petrol is classified as a flammable liquid Category 1 (3.1A), carcinogenicity Category 2 (6.7B) and hazardous to the aquatic environment Category 2 (9.1B). The flammability determines the activity status in this case.*
5. *"n/a" means: not applicable; "all" means all categories in each hazard class.*
6. *"sensitive zone" means a zone listed in a column in the table to the right of the zone considered.*

NH - Natural Hazards

Overview

Natural hazards are natural processes that become a hazard when they have the potential to affect people, property, infrastructure or the wider environment. The predominant natural hazards affecting the Kaipara District are flooding, coastal hazards and land instability although other hazards such as tsunami and earthquakes/liquefaction can also occur.

River flooding

Flooding occurs when natural rivers and artificial drainage systems cannot cope with a very large rainfall event, causing ponding and overland flow. The District contains several major river systems, some of which pass through relatively low-lying valley areas. The primary areas prone to flooding are adjacent to the lower reaches of the Kaihu, Manganui, and Northern Wairoa Rivers which have generally been developed for farming purposes. However, some settlements are also affected, with the most notable being Dargaville. The main commercial area of Dargaville is situated on the banks of the Northern Wairoa River, immediately east of its junction with the Kaihu River.

River flooding hazards are incorporated as an overlay in the District Plan using river flood hazard zones that have been mapped by the Northland Regional Council. These are the flood extent that has a 1% annual probability of happening (River Flood Hazard Area) and the flood extent that has a 10% annual probability of occurring (High-Risk River Flood Hazard Area).

Coastal hazards

The District has an extensive coastline that can be affected by hazards such as erosion and coastal flooding that is caused by a combination of factors including gradual sea level rise and tide and wave action, particularly during storm events. Predictions of sea level rise range from 0.8 to 1.5 metres over the next 100 years, which has implications for existing coastal settlements (for example Mangawhai) and future development in coastal margins and low-lying areas adjacent to estuaries and tidal rivers.

Coastal erosion and flooding hazards have been incorporated as an overlay in the District Plan using the coastal hazard zones mapped by the Northland Regional Council. These are areas predicted to be at risk from coastal erosion and coastal flood hazards over a planning horizon of 100 years (Coastal Erosion and Coastal Flood Hazard Areas) and the areas predicted to be at risk from coastal erosion and coastal flood hazards over a planning horizon of 50 years (High-Risk Coastal Hazard Areas).

Land instability

The District, and the wider Northland region, has underlying geology and landforms that can be prone to slippage, slumping and other forms of instability. Instability is generally related to the topography of the land, together with the geology and soil type and other factors such as heavy rainfall also contribute to land instability and slippage/slumping.

Climate change

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 flooding affecting properties, roads, and other infrastructure.

Managing hazard risk

Council has responsibilities under the RMA, the New Zealand Coastal Policy Statement 2010 (NZCPS) and the Northland Regional Policy Statement 2016 (NRPS) to manage natural hazard risk to provide for the health and safety of our communities and the infrastructure that serves them.

Managing land use, subdivision, and activities through the District Plan is a key method of minimising risks from natural hazards,, particularly in new subdivision and development. A risk-based approach has been adopted, as directed by the NZCPS and NRPS, to address the risks of natural hazards. This includes:

1. Not placing land uses and associated activities that are most sensitive to the effects of natural hazards in areas where hazard risks are highest;
2. Mitigating hazard risks, with more stringent requirements in high-risk hazard areas, and ensuring that risk is not transferred to other people or properties;
3. Recognising that not all hazards are known and are able to be mapped and hazards such as land instability need to be identified at a site level as part of proposals for subdivision and development; and
4. Protecting the important natural features that buffer or protect development and infrastructure.

As indicated above, coastal erosion and flooding and river flood hazard areas have been mapped by the Northland Regional Council and these have been adopted as map overlays in the District Plan. They apply additional controls to proposed activities including structures, buildings, infrastructure and earthworks that are undertaken in the hazard area.

New subdivision is also required to assess and minimise potential hazards and risks, including by not placing future development or infrastructure in high-risk hazard areas unless it is required to be located there. This recognises the potentially significant costs and consequences that result from a major hazard event and that it is usually more difficult and expensive to mitigate hazard risk after subdivision and development has occurred than at the outset.

Importantly, while the risks from natural hazards can be minimised they cannot be eliminated entirely, and the District Plan is only one tool for managing natural hazards. Effective management also requires cooperation between the Regional and District Council, landowners, communities, Tangata Whenua, Fire and Emergency services and Civil Defence agencies to help minimise potential risks and effects to help improve our resilience to natural, but potentially significant, hazard events.

Objectives

NH-O1	The risks from natural hazards are minimised
The risks from natural hazards to people, property, infrastructure and natural systems, including the likely effects of climate change on natural hazard risk, are minimised to provide for the health, safety and resilience of communities and the environment.	

NH-O2	Infrastructure is resilient to natural hazards
Infrastructure is located, designed and maintained to be resilient to natural hazards.	

NH-O3	Natural defences against natural hazards are provided for
The role of defences such as natural systems and features in minimising the risks from natural hazards is recognised and provided for.	

Policies

NH-P1	Use best available information in managing natural hazards
Use the best available information, including regional mapping and site-specific investigations, to assess and manage the risks of natural hazards.	

NH-P2	Recognise that not all natural hazards are known and mapped

Recognise that natural hazards including erosion, land instability, and flooding/overland flow may occur outside known and mapped natural hazard areas.

NH-P3	Avoid locating sensitive activities in areas of high hazard risk
Avoid new subdivision and land use that will result in a sensitive activity being in High Risk Hazard Areas.	

NH-P4	Manage and mitigate natural hazard risks

Manage subdivision, land use and development so that natural hazard risk is not increased, and is minimised and mitigated, having regard to:

1. The nature, frequency and scale of the natural hazard and the sensitivity of the land use or development to the natural hazard;
2. The effects of climate change;
3. Not increasing or transferring natural hazard risk to other people, property, infrastructure and the environment beyond the site, including through earthworks such as excavation and filling;
4. The location of building platforms and access, types of buildings including relocatable buildings) and structures and their design;
5. Location and design of infrastructure and services, including on-site wastewater disposal;
6. Activities that involve the use and storage of hazardous substances;
7. The long-term functionality and integrity of natural systems and structural mitigation assets; and
8. Opportunities to reduce risks from natural hazards relating to existing activities.

NH-P5	Adaptive planning approach to manage natural hazard risks
Support an adaptive planning approach to managing the risks from natural hazards, including consideration of viable options to progressively adapt to change.	

NH-P6	Manage subdivision and development in that may be affected by flood hazards and overland flow

Manage new subdivision, land use and development to avoid or mitigate the risks of flood hazards by requiring:

1. New subdivision to identify building platforms that:
    a. Are located outside the spatial extent of a High-Risk River Flood Hazard Area;
    b. Will not be subject to flooding in a 1 in 100-year flood event; and
    c. Are designed and engineered to be resilient to flood hazards;
2. New buildings that will accommodate sensitive activities to be located outside of a High-Risk River Flood Hazard Area;
3. Within a River Flood Hazard Area:
    a. All new buildings designed to accommodate sensitive activities to have a minimum freeboard of at least 500mm above the 1 in 100-year flood height;
    b. New commercial and industrial buildings to have a minimum freeboard of at least 300mm above the 1 in 100-year flood event or alternatively are designed and constructed so they will be resilient to flood hazards having regard to matters including the frequency, depth and velocity of flood waters;
    c. Areas for storage and containment of hazardous substances to be designed so that they are not inundated in a 1 in 100-year flood event;
    d. Earthworks (other than earthworks associated with flood control works) are assessed as not diverting flood flow onto surrounding properties and not reducing flood plain storage capacity within the 1 in 10-year flood hazard area;
    e. Buildings, building platforms, access and services to be located and designed to minimise the need for hazard protection structures;
    f. The provision of safe vehicle access within the site during a flood event; and
4. The capacity and function of overland flow paths to convey stormwater flows safely to be retained without causing damage to property or the environment.

NH-P7	Manage subdivision and development in coastal erosion hazard areas and coastal

	flood hazard areas

Manage new subdivision, land use and development in Coastal Erosion Hazard Areas and Coastal Flood Hazard Areas by requiring:

1. New buildings and building platforms to be located outside the spatial extent of a High-Risk Coastal Hazard Area, unless there is a functional need or operational need for a building to be located in this area;
2. New buildings and building platforms located within the spatial extent of a Coastal Erosion Hazard Area and Coastal Flood Hazard Area are designed and constructed so that:
    a. The building platform height is set above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise);
    b. The building platform is located and engineered to protect against erosion;
    c. The finished floor level of any building accommodating a sensitive activity is at least 500mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise); and
    d. The finished floor level of any building for commercial or community use is at least 300mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).
3. Provision is made, where relevant, for the safe storage and containment of hazardous substances so that they are not inundated in a 1 in 100-year flood event;
4. Buildings, building platforms, access and services to be located and designed to minimise the need for hazard protection structures; and
5. The provision of vehicle access within the subject site that is resilient to coastal flooding and erosion.

NH-P8	Manage land instability and geotechnical hazards

Manage and minimise the risk of land instability and geotechnical hazards by:

1. Requiring an assessment of the potential for land instability and other geotechnical hazards in new subdivisions;
2. Avoiding areas of known land instability and geotechnical hazards, where practicable; and
3. Requiring engineering and measures to mitigate instability hazards and geotechnical risks.

NH-P9	Earthworks

Manage earthworks activities within Coastal Erosion Hazard Areas and Coastal Flood Hazard Areas, and River Flood Hazard Areas by:

1. Controlling the volume and area of earthworks, including excavation and fill; and
2. Ensuring that earthworks in Coastal Hazard Areas and High-Risk Flood Hazard Areas are undertaken so that hazard risks are not increased or transferred to other properties.

NH-P10	Infrastructure

Manage new infrastructure by ensuring it:

1. Is not located in a Coastal Erosion Hazard Area or Coastal Flood Hazard Area, or River Flood Hazard Areas unless there a functional need or operational need to locate in that area and this location is the most appropriate to service the needs of the community;
2. Is designed and constructed to be resilient to the effects of natural hazards, recognising:
    a. Not all natural hazards are known or mapped;
    b. Some natural hazard events may result in the temporary disruption to the operation of the infrastructure;
    c. Potential changes in hazards and a risk, including as a result of sea level rise and climate change; and
3. Does not transfer hazard risks to other locations and mitigates risks to people, property, other infrastructure and the environment.

NH-P11	Protect natural systems that mitigate natural hazards

Protect existing natural systems and features that buffer or mitigate the adverse effects of natural hazards by:

1. Avoiding the modification, alteration or loss of natural systems and features that compromises their function as natural defences, including as a defence against long term effects such as sea level rise and climate change; and

2. Promoting the restoration and enhancement of such natural systems and features.

NH-P12	Limit new constructed natural hazard protection structures

Consider new hazard protection structures to protect existing development and existing and new infrastructure where:

1. Natural systems and features will not provide adequate protection from the natural hazard;
2. They are the only practical means to protect:
    a. Existing infrastructure or new infrastructure that has a functional or operational need to be in the location; or
    b. Existing settlements and development.
3. The structure is suitable for the location and does not transfer the risk and effects of natural hazards to other locations;
4. Any hazard 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; and
5. 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.

NH-P13	Enable the maintenance and repair of flood management schemes

Enable the repair and maintenance of existing Regional and District Council flood management schemes and provide for 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

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach*

River flood hazard areas

NH-R1	New structures (not including buildings or infrastructure) and additions and alterations to existing structures (not including buildings or infrastructure) in a river flood hazard	
All zones	**1. Activity status:** Permitted **Where:** a. the structure is not a Hazard Protection Structure; b. the structure has a footprint of no more than 30m^2 in a High-Risk River Flood Hazard Area; and c. The structure does not result in the diversion or transfer of flood water to, or increase ponding or flooding on other property.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The effects of flood hazards on the structure; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the structure, including the storage and use of hazardous substances, and any management/ mitigation

		requirements associated with that use.

NH-R2	Additions and alterations to an existing building within a river flood hazard area	
All zones	1. **Activity status:** Permitted **Where:** **For all additions and alterations:** a. The addition/alteration does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event. **and** **For accessory buildings:** b. The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High-Risk River Flood Hazard Area: i. 110 m^2 in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones. **For buildings not containing sensitive activities:** c. The addition/alteration has a minimum finished floor level of 300mm above the maximum water level in a 1 in 100-year flood event; and d. The addition/alteration is not in a High-Risk River Flood Hazard Area if it is in a zone other than the General rural zone, Rural lifestyle zone, and Māori purpose zone. **For buildings containing sensitive activities:** e. The addition/alteration is not in a High-Risk River Flood Hazard Area; and f. The addition/alteration has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of flood hazards on the building; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R3	New accessory buildings in a river flood hazard area	
All zones	1. **Activity status:** Permitted **Where:**	2. **Activity status when compliance not achieved:** Restricted Discretionary

	a. The accessory building does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event; and b. The gross floor area of the accessory building does not exceed the following in a High-Risk River Flood Hazard Area: i. 110 m^2 in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones.	**3. Matters over which discretion is restricted:** a. The effects of flood hazards on the accessory building; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the accessory building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R4	**New buildings (other than accessory buildings) in a river flood hazard area**	
Zone	**1. Activity status:** Restricted Discretionary **Where:** **For new buildings not containing sensitive activities:** a. The building has a minimum finished floor level of 300mm above the maximum water level in 1 in 100-year flood event. **For new buildings containing sensitive activities:** b. The building is not in a High-Risk River Flood Hazard Area; and c. The building has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.	**2. Activity status when compliance not achieved with NH-R4.1.a:** Discretionary **3. Activity status when compliance not achieved with NH-R4.1.b or NH-R4.1.c:** Non-Complying **4. Matters over which discretion is restricted:** a. The effects of flood hazards on the building; b. The purpose of the building and its vulnerability or resilience to the flood hazard; c. The hazard risks to people or property; d. Cumulative effects and the potential to create, transfer or intensify hazard risks on adjoining sites including on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites; e. The effectiveness of any mitigation proposed; f. The storage and use of hazardous substances and any management/ mitigation requirements; and g. Methods to manage activities and uses within the site, including safe egress from buildings and structures on the

		site and the management of people and property during a flood event.

Coastal erosion and coastal flood hazard areas

NH-R5	New structures (not including buildings or infrastructure) and additions and alterations to existing structures (not including buildings or infrastructure) in a coastal erosion hazard area or coastal flood hazard area	
All zones	1. **Activity status:** Permitted **Where:** a. The structure is not a Hazard Protection Structure; b. The structure has a gross floor area of no more than 30m^2 in a High-Risk Coastal Hazard Area; and c. The structure does not result in the diversion or transfer of inundation or erosion to other property.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of coastal hazards on the structure; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the structure, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R6	Additions and alterations to an existing building within a coastal erosion hazard area or coastal flood hazard area	
All zones	1. **Activity status:** Permitted **Where:** **For accessory buildings:** a. The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High-Risk Coastal Hazard Area: i. 110 m^2 in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones. **For buildings not containing sensitive activities:** b. The addition/alteration is not in a High-Risk Coastal Hazard Area; and	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of coastal hazards on the building; b. The hazard risks to people or property; c. The effectiveness of any mitigation measures including freeboard above predicted coastal flood levels; d. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; and e. The use of the building, including the storage and use

	c. The addition/alteration has a minimum finished floor level of 300 mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise). **For buildings containing sensitive activities:** d. The addition/alteration is not in a High-Risk Coastal Hazard Area; and e. The addition/alteration has a minimum finished floor level of 500mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).	of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R7	**New accessory buildings in a coastal erosion hazard area or coastal flood hazard area**	
All zones	1. **Activity status:** Permitted **Where:** a. The gross floor area of the accessory building does not exceed the following in a High-Risk Coastal Hazard Area: i. 110m^2 in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of coastal hazards on the accessory building; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the accessory building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R8	**New buildings (other than accessory buildings) in a coastal erosion hazard area or coastal flood hazard area**	
All zones	1. **Activity status:** Permitted **Where:** **For new buildings not containing sensitive activities:** a. The building is not in a High-Risk Coastal Hazard Area; and b. The building has a minimum finished floor level of 300 mm above the level of the Coastal	2. **Activity status when compliance not achieved with NH-R8.1.a or NH-R8.1.b:** Discretionary 3. **Activity status when compliance not achieved with NH-R8.1.c or NH-R8.1.d:** Non-Complying 4. **Matters over which discretion is restricted:**

	Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise). **For new buildings containing sensitive activities:** c. The building is not in a High-Risk Coastal Hazard Area; and d. The building has a minimum finished floor level of 500 mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).	a. The effects of coastal hazards on the building; b. The purpose of the building and its vulnerability or resilience to coastal hazards; c. Hazard risks to people or property; d. The effectiveness and durability of any mitigation, including the ability to relocate the building in response to future changes in hazard risk; e. The storage and use of hazardous substances and any management/ mitigation requirements; and f. Methods to manage activities and uses within the site, including safe egress from buildings and structures or the site and the management of people and property.

Hazard mitigation - natural systems and structures

NH-R9	**Maintenance and repair of an existing hazard protection structure**	
All zones	1. **Activity status:** Permitted **Where:** a. There is no change in the location or dimensions of the hazard protection structure.	2. **Activity status when compliance with NH-R9.1.a not achieved:** Discretionary

NH-R10	**New hazard protection structures and upgrading and extensions of existing hazard protection structures**	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

Earthworks

NH-R11	**Earthworks within a coastal erosion hazard area, coastal flood hazard area or river flood hazard area**	
All zones	1. **Activity status:** Permitted **Where:** a. The area of earthworks does not exceed: i. $50m^2$ or volume of $50m^3$ in a High-Risk Hazard Area; or ii. $100m^2$ in the Coastal Flood or River Flood Hazard Area in any 12 month period; and	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of the works on flood and coastal hazards; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard

	b. The earthworks do not: i. raise the level of the land in a High-Risk Hazard Area in a way that results in the loss of any flood storage volume; and ii. divert flood flow, coastal inundation or overland flow path onto another property.	risks on adjoining sites; and d. Any measures proposed to mitigate the effects of the hazard.

Hazardous facilities

NH-R12	Significant hazardous facility in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area	
All zones	1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Infrastructure

Notes:

1. *The Natural Hazards rules do not apply to telecommunication facilities that are regulated under and comply with the National Environmental Standards for Telecommunication Facilities 2017.*
2. *Where an infrastructure activity that is located within a Coastal Erosion Hazard Area, Coastal Flood Hazard Area, or River Flood Hazard Area is not specifically regulated in Rules NH-R13.1 or NH-R13.4 below, the rules in the Infrastructure Chapter apply.*

NH-R13	Infrastructure located in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area	
All zones	1. **Activity status:** Restricted Discretionary **Where:** a. Minor upgrading of aboveground infrastructure involving relocation; b. Electric vehicle charging stations; c. Below ground electricity distribution lines; d. Above ground electricity distribution lines and support structures; e. Below ground pipelines for the conveyance of liquid fuels and gas; f. Aboveground pipelines for the conveyance of liquid fuels and gas; g. Storage facilities, pump stations and distribution structures for liquid fuels and gas; h. Below ground telecommunications and	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. Whether there is a functional need or operation need for the infrastructure to be located in the natural hazard area; b. Cumulative effects and the potential to create, transfer or intensify natural hazard risks on adjoining sites including as a result of any proposed mitigation; c. The nature and extent of the natural hazard, the resilience of the infrastructure to the effects of the hazard and the effectiveness and durability of any mitigation; and d. Methods to manage activities within the site, including safe access to and from the infrastructure during a hazard event.

	radiocommunications facilities, lines, cables and ducts; i. Telecommunication facilities not provided for in the NES-TF; j. Telephone exchanges, including the installation and operation of equipment inside existing telephone exchanges k. Self-contained power unit; l. Above ground pipelines for the conveyance of water, wastewater or stormwater; m. Ventilation facilities, drop shafts and manholes; n. Pump station for the conveyance of water, wastewater and stormwater; o. Stormwater management features including treatment, detention, retention facilities or devices, ponds, wetlands or outfall structures to service a site or multiple sites; and p. Renewable Electricity Generation Activities.	
All zones	4. **Activity status:** Discretionary **Where the activity is one of the following:** a. Substations and associated transformers and switching stations; b. Below ground reservoirs for Council's water supply, stormwater or wastewater networks; or c. Above ground reservoirs for Council's water supply, stormwater or wastewater networks.	5. **Activity status when compliance not achieved:** Not Applicable

This section has rules that have legal effect.

Historic Heritage

Overview

This chapter manages the effects of land use, development and subdivision on heritage items listed in SCHED1 — Historic Heritage Resources. Historic heritage in our community provides us with a sense of time and place, of where we have been and where we are now. The protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance under section 6 of the RMA.

The Kaipara District is steeped in history, being one of the first areas settled by Māori as well as the focus of early European exploration and development. There are many historic buildings, structures and sites within the district which have survived from the early settlement days alongside its more recent history.

It is important that historic heritage is protected from activities that will compromise heritage values. Maintaining the District's important heritage sites and buildings can help teach people about their past, foster a sense of identity and community, and provide economic opportunities in heritage, tourism, recreation, restoration and marketing.

Note:
SCHED1 — Historic Heritage Resources includes some properties which are subject to Heritage New Zealand Pouhere Taonga (NZHPT) heritage covenants. Although they have been identified on maps and have Council assessment sheets attached, they are not subject to the provisions within this chapter and are included for information purposes only. Refer to the Heritage New Zealand Pouhere Taonga website for more information on these sites.

Archaeological sites

An archaeological site is defined under the Heritage New Zealand Pouhere Taonga Act 2014 as any place in New Zealand (including the sites of buildings and structures) that has the potential to reveal evidence about pre-1900 human activity using archaeological methods.

There are many archaeological sites in the district, relating to Māori occupation and pre-1900 European settlement, such as timber milling, gum digging and other workings.

All archaeological sites, regardless of whether they are identified in this plan, are protected from destruction, damage, or modification under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority from HNZPT must be obtained before starting any development or land use that may affect an archaeological site. Information on how to apply for an archaeological authority is on the HNZPT website.

Archaeological authority process

Under the Heritage New Zealand Pouhere Taonga Act 2014 it is unlawful to destroy, damage or modify an archaeological site, (regardless of whether the site is identified in a district plan or not) without obtaining an archaeological authority from HNZPT before work begins. An archaeological authority is required in addition to any resource consents required by the Council.

Archaeological sites are recorded by the New Zealand Archaeological Association on ArchSite, the Archaeological Site Recording Scheme. These records are used for the purposes of research and for the protection and management of archaeological sites. Council has access to the online version of ArchSite and enquiries should be made to Council in the first instance when assessing whether an archaeological authority may be required.

Should a previously unknown archaeological site be found, such as when undertaking earthworks, all work that

may affect the site must be stopped and HNZPT contacted for advice on how to proceed. The Police will also need to be notified if human remains are revealed through earthworks. If any artefacts are found, they must be handed over to the Ministry for Culture and Heritage.

Proposals in regard to infrastructure or renewable electricity generation activities

These rules will apply where infrastructure or renewable electricity generation activities are proposed within the site of a scheduled heritage item, or where it will impact on the heritage item.

Objectives

HH-O1	Heritage
Historic heritage that reflects the District's diverse history, and which fosters community awareness, appreciation and wellbeing is identified, protected and maintained for future generations.	

Policies

HH-P1	Historic heritage in the District
Identify and list in Schedule-1 the historic heritage buildings, sites, structures, places and areas which contribute to the identity of the district and meet the heritage assessment criteria in the Northland Regional Policy Statement.	

HH-P2	Maintenance, repairs, alterations and additions
Enable scheduled heritage items to be maintained, repaired and altered (including additions, earthquake strengthening, fire protection and accessibility upgrades) to facilitate their continued use or adaptive reuse, provided that the works: 1. Do not compromise the historic heritage values of the items; and 2. Are consistent with the scale, detailing, style, materials and character of the historic heritage item.	

HH-P3	Use and development
Encourage the use, development, and adaptive reuse of scheduled heritage items where: 1. The particular heritage values of the heritage item and its setting are protected and maintained; 2. This will not result in significant adverse effects on the historic heritage values of the item; 3. Any new building or structure within the heritage setting, including its location, form, design and materials, is compatible with the architectural style, character and scale of the heritage item; 4. The heritage setting of the scheduled item is not impacted by the new building or structure; 5. The work is undertaken in accordance with best practice heritage conservation principles and methods; and 6. The proposal will support the long-term viability, retention, and/or ongoing use of the heritage item.	

HH-P4	Removal and relocation of heritage items
Only allow removal or relocation of a heritage item beyond its identified heritage setting if: 1. It is necessary to ensure public safety; and/or 2. Alternatives to removal or relocation have been explored including repairs, earthquake strengthening, heritage alterations and additions, including for adaptive reuse, and removal or relocation is the only reasonable option; and/or 3. It is necessary to facilitate the ongoing use or protection of the heritage item; and/or 4. Relocation is necessary due to threats from a natural hazard that cannot otherwise be mitigated.	

HH-P5	Partial demolition
Only allow partial demolition of scheduled heritage items if: 1. The part of the heritage item to be demolished poses a significant risk to the safety of persons or property; and/or 2. The partial demolition will ensure the protection of the remaining parts of the scheduled heritage item; and/or 3. There is no feasible alternative or it is not viably cost effective to retain that part of the heritage item; and 4. Measures are in place to avoid the risk of damage to the remaining parts of the heritage item.	

HH-P6	Total demolition
Avoid total demolition of scheduled heritage items unless: 1. The heritage item poses a significant risk to the safety of persons or property; or 2. There is no feasible alternative to retain the heritage item.	

Rules

All Rules in this chapter have immediate legal effect

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.*

HH-R1	Maintenance or repairs	
All zones	**1. Activity status:** Permitted **Where:** The works are: a. Replacement or repairing in situ decayed or damaged heritage fabric, using materials which resemble the: colour, texture, form and design of the original heritage fabric, as closely as possible; and/or b. Repainting of existing painted surfaces.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The effects on the identified heritage values of the item; b. The resemblance of the colour, texture, form and design to the original; and c. The potential reuse of existing heritage fabric.

HH-R2	Works within heritage item setting	
All zones	**1. Activity status:** Permitted Works within the setting of a heritage item listed in SCHED1 — Historic Heritage Resources **Where:** a. Construction of any non-habitable building or structure less than: i. $10m^2$ in area and 2m in height; and ii. Not attached to the scheduled heritage item; and	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Whether the new building, structure, or earthworks will be compatible with, or protect, the heritage fabric, values, and significance of the heritage item including design, detailing, architectural features and location of heritage items;

	iii. There is only one such building or structure in total; or b. Construction of any fence less than 2m in height; or c. Where a heritage item is identified as a cemetery and the earthworks are: i. no more than 10m^2 in area and 1.5m depth; or ii. for interments; or iii. the installation, maintenance or repair of any monument associated with interments. d. Earthworks for the purpose of: i. Gardening, garden amenities, driveways cultivation, small structures or fence posts; or ii. Repair, replacement or maintenance of existing underground infrastructure, drains or water races; or iii. Maintenance and repair of existing car park areas, access ways, driveways, paved areas, household connections, drains, rainwater tanks or effluent ponds.	b. The layout and orientation, form, and materials of the new building or structure in relation to the setting; and c. Where the item is listed with Heritage New Zealand Pouhere Taonga, whether consultation has been undertaken, and the outcome of that consultation. **Notification:** Any application arising from HH-R2 shall not be subject to public notification or maybe limited to HNZPT if written approval has not already been obtained.

HH-R3	**Earthquake strengthening or fire protection upgrades**	
All zones	1. **Activity status:** Controlled 2. **Matters over which control is reserved:** a. The impact on any architectural features and details that contribute to the heritage values of the heritage item; b. The extent of the retention of the original facade; c. The visual impact of the additions on the heritage item; d. The form and materials to be used to maintain heritage values including integration with, and connection to, other parts of the heritage item; e. Where the item is listed with NZHPT, whether consultation has been undertaken and the outcome of that consultation; f. The outcome of any	3. **Activity status when compliance not achieved:** Not Applicable

	assessment or consultation with a suitably qualified and experienced heritage professional; g. Whether any documentation of changes is proposed during and upon completion of the work by means such as photographic recording.	

HH-R4	Accessibility upgrades	
All zones	1. **Activity status:** Controlled 2. **Matters over which control is reserved:** a. The architectural, design features and details that contribute to the heritage values are protected as far as practicable; b. The original fabric is protected as far as practicable; c. The visual impact of the additions are minimised; d. The integration of any additions with other parts of the heritage item; e. Whether the work is reversible; f. Where the item is listed with HNZPT, whether consultation has been undertaken and the outcome of that consultation; g. The outcome of any assessment or consultation with a suitably qualified and experienced heritage professional; h. Whether any documentation of changes is proposed during and upon completion of the work by means such as photographic recording.	3. **Activity status when compliance not achieved:** Not Applicable

HH-R5	Alterations and additions	
All zones	1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. Location, form, layout, scale, style, materials; b. Whether the additions and alterations enhance the heritage item or impact on heritage values; c. Any impacts on the extent of	3. **Activity status when compliance not achieved:** Not Applicable

	setting of the item; d. The extent to which the heritage item or building has been damaged by natural events and the necessity of the work to further prevent deterioration; e. Where the item is listed with HNZPT whether consultation has been undertaken and the outcome of that consultation; and f. The outcome of any assessment or consultation with a suitably qualified heritage and experienced heritage professional.	

HH-R6	**Partial demolition of a Category B heritage item**	
All zones	1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The impact on architectural features, design and details that contribute to the heritage values; b. The extent to which the heritage item or building has been damaged by natural events and the necessity of the work to prevent further deterioration; c. Whether any alterations or additions will be retaining or reinstating the original appearance; are compatible with or protect the heritage fabric and values; and are retaining the significance of the heritage item; d. Any visual impacts from the partial demolition; e. Whether new additions and alterations provide integration with, and connection to, other parts of the heritage item; f. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the heritage item. g. Where the item is listed with HNZPT, whether consultation has been undertaken and the outcome of that consultation; h. The outcome of any assessment or consultation	3. **Activity status when compliance not achieved:** Not Applicable

	with a suitably qualified and experienced heritage professional; and i. Whether any documentation of changes is proposed during and upon completion of the work by means such as photographic recording.	

HH-R7	Relocation of a Category B heritage item within its setting	
All zones	1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the heritage item; b. Whether there are opportunities to enhance the physical condition of the heritage item and its heritage values; c. Whether alternative solutions have been considered, including repairs, reconstruction, upgrade works, and restoration in situ; d. The potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed; and e. Where the item is listed with HNZPT, whether a consultation has been undertaken, and the outcome of that consultation.	3. **Activity status when compliance not achieved:** Not Applicable

HH-R8	Relocation of a Category B heritage item outside its setting	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

HH-R9	Demolition of a Category B heritage item	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

HH-R10	Partial demolition of a Category A heritage item	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

HH-R11	Relocation of a Category A heritage item within its setting	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

HH-R12	Relocation of a Category A heritage item outside its setting	
All zones	1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

HH-R13	Demolition of a Category A heritage item	
All zones	1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Notable Trees

Overview

Trees play an important ecological, environmental and cultural role within the district. Notable trees are those which:

1. Have been identified as prominent natural features and landmarks that add character and identity to different areas of the District;
2. Are rare species or spectacular specimens.

The purpose of identifying notable trees is to protect them from damage or destruction resulting from development or activities. Notable trees can be located on public land (such as the road reserve or within parks), or on private property.

One of the District's notable trees (the Morton Bay Fig tree at Pahi Domain) is subject to a Heritage Order.

For all trees to be assessed on an equal basis and against objective criteria, the New Zealand Standard Tree Evaluation Method (STEM™) has been adopted. This assessment method is widely accepted and has been adopted by the New Zealand Institute of Horticulture and the NZ Arboriculture Association. Proposals in regards to infrastructure or renewable electricity generation structures.

Proposals in regard to infrastructure or renewable electricity generation activities

These rules will apply where infrastructure or renewable electricity generation activities are proposed within the proximity of a scheduled notable tree, or where it will impact on the notable tree.

Objective

TREE-O1	Notable trees
Protect and retain notable trees which contribute to the character, ecological, visual, and historical or amenity values of the Kaipara District.	

Policies

TREE-P1	Identification of notable trees
Identify and schedule notable trees where: 1. The tree is valued for its heritage, amenity and ecological values; or 2. The tree has significant cultural values.	

TREE-P2	Activities within the root protection zone of a notable tree
Manage activities within the root protection zone of the notable tree to: 1. Ensure the continuing health, structural integrity and amenity value of the tree; 2. Ensure the safety of people and property; and 3. Enable maintenance of existing infrastructure.	

TREE-P3	Maintaining the values of a notable tree
Protect and maintain the values of notable trees listed within SCHED2 — Notable Trees by ensuring any maintenance or pruning of a notable tree: 1. Ensures that the natural shape and form of the tree is retained; 2. Maintains or improves the health of the tree; 3. Is necessary to improve public safety or to prevent damage to property; or 4. Enables the safe and efficient use, maintenance or operation of infrastructure.	

TREE-P4	Removal of notable tree
Avoid the removal of a notable tree or trees listed within SCHED2 — Notable Trees unless a Technician Arborist certifies that: 1. The tree poses a serious threat to public safety, damage to property or infrastructure; and 2. There is no practicable alternative to the removal; or 3. The tree is dead or at risk of imminent failure.	

Rules

TREE-R1	Gardening or mowing within the root protection area of a scheduled notable tree	
All zones	1. **Activity status:** Permitted **Where:** a. The activity does not involve: i. Mechanical cultivation; ii. Storage of materials, vehicles, plant, or equipment; iii. Release, injection or placement of chemicals or toxic substances; iv. Planting trees; and v. Altering existing ground levels.	2. **Activity status when compliance not achieved:** Not Applicable

TREE-R2	Maintenance and pruning	
All zones	1. **Activity status:** Permitted Maintenance or pruning of a tree listed in SCHED2 — Notable Trees, except where provided for by TREE-R3 (rule for trimming close to power lines). **Where:** a. The trimming and/or maintenance is necessary to: i. Prevent a serious threat to people or property; or ii. Enable the safe and efficient use and operation of infrastructure; or iii. Improve or maintain tree health; and b. Is limited to one or more of the following: i. Pruning of roots less than 50 mm in diameter at the point of severance; or ii. Pruning of roots less than 80mm in diameter at the point of severance, under the supervision of a Works	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effects on the natural shape, form and growth habit of the tree species. b. The duration and frequency of the activity. c. Whether the tree is resilient, including structural soundness and any effects on the overall health on the tree.

	Arborist; or iii. Removal of broken branches, deadwood, or diseased vegetation; and c. In any single consecutive 12 month period, involves no more than 10% of live foliage: i. With a maximum branch diameter not exceeding 50mm at the point of severance; or ii. 80mm when under the supervision of a Works Arborist.	

TREE-R3	**Work to a notable tree located close to power lines**	
All zones	1. **Activity status:** Permitted **Where:** a. The works are required under, and carried out in accordance with clause 14 of the Electricity (Hazards from Trees) Regulations 2003, or clause 128 of the Telecommunications Act 2001; and b. The works are undertaken by, or under the supervision of, a Works Arborist employed or contracted by the Council or a network utility operator.	2. **Activity status when compliance not achieved:** Not Applicable

TREE-R4	**Earthworks within the root protection zone of a notable tree**	
All zones	1. **Activity status:** Permitted Any earthworks within the root protection zone (RPZ) of a notable tree listed in SCHED2 — Notable Trees, except where provided for by TREE-R3 (rule for trimming close to power lines). **Where:** a. They are for maintenance and repair of existing structures, tracks and footpaths, lawns, gardens, fences and other established activities; b. Maximum area of earthworks is no more than 10% of the RPZ and is not within 3m from the trees trunk; c. The values for which the tree is scheduled and the health or structural integrity are not compromised; d. Any infrastructure is installed	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which the earthworks will, or may adversely affect the health, structural integrity or visual appearance of the tree; and b. The duration and frequency of the activity and the adverse effect on the tree.

	by hand-digging or trench-less means (such as air spade or directional drilling methods); and e. The maximum area of earthworks for the purpose of installing, replacing, repairing and maintaining underground network utilities is 1m^2 and: i. Within 3 meters of the tree trunk under the supervision of a Works Arborist; or ii. Outside three meters of the tree trunk, no supervision is required.	

TREE-R5	**Removal of an unsafe notable tree**	
All zones	1. **Activity status:** Permitted **Where:** a. The removal is required in an emergency; or b. The tree is certified as: i. Dead; ii. At risk of imminent failure; or iii. Having a significant loss of structural integrity and poses an unacceptable risk to safety; and c. The work is to be undertaken by a Works or Technician Arborist; and d. Within ten working days after completing the work, the responsible arborist delivers to council, for its records, a written certificate that the work was necessary.	2. **Activity status when compliance not achieved:** Refer to rule TREE-R7.

TREE-R6	**Buildings or structures within the root protection zone (RPZ) of a notable tree**	
All zones	1. **Activity status:** Restricted Discretionary **Where:** a. The potential impact on the integrity, ongoing viability, and values of the scheduled notable tree. b. Effects on amenity values of notable trees within public places. c. The extent to which the works will or may adversely affect the health or structural integrity. d. Whether the tree is resilient,	2. **Activity status when compliance not achieved:** Not Applicable

	including structural soundness and health and the irreversibility of effect on the tree.	

TREE-R7	Removal of a scheduled notable tree	
All zones	1. **Activity status:** Permitted Any removal of a tree listed in the SCHED2 — Notable Trees, except where provided for by TREE-R3 (Work to a Notable Tree located close to power lines) or TREE-R5 (Removal of an unsafe notable tree).	2. **Activity status when compliance not achieved:** Not Applicable

Notable Trees

Overview

Trees play an important ecological, environmental and cultural role within the district. Notable trees are those which:

1. Have been identified as prominent natural features and landmarks that add character and identity to different areas of the District;
2. Are rare species or spectacular specimens.

The purpose of identifying notable trees is to protect them from damage or destruction resulting from development or activities. Notable trees can be located on public land (such as the road reserve or within parks), or on private property.

One of the District's notable trees (the Morton Bay Fig tree at Pahi Domain) is subject to a Heritage Order.

For all trees to be assessed on an equal basis and against objective criteria, the New Zealand Standard Tree Evaluation Method (STEM™) has been adopted. This assessment method is widely accepted and has been adopted by the New Zealand Institute of Horticulture and the NZ Arboriculture Association. Proposals in regards to infrastructure or renewable electricity generation structures.

Proposals in regard to infrastructure or renewable electricity generation activities

These rules will apply where infrastructure or renewable electricity generation activities are proposed within the proximity of a scheduled notable tree, or where it will impact on the notable tree.

Objective

TREE-O1	Notable trees
Protect and retain notable trees which contribute to the character, ecological, visual, and historical or amenity values of the Kaipara District.	

Policies

TREE-P1	Identification of notable trees
Identify and schedule notable trees where: 1. The tree is valued for its heritage, amenity and ecological values; or 2. The tree has significant cultural values.	

TREE-P2	Activities within the root protection zone of a notable tree
Manage activities within the root protection zone of the notable tree to: 1. Ensure the continuing health, structural integrity and amenity value of the tree; 2. Ensure the safety of people and property; and 3. Enable maintenance of existing infrastructure.	

TREE-P3	Maintaining the values of a notable tree
Protect and maintain the values of notable trees listed within SCHED2 — Notable Trees by ensuring any maintenance or pruning of a notable tree: 1. Ensures that the natural shape and form of the tree is retained; 2. Maintains or improves the health of the tree; 3. Is necessary to improve public safety or to prevent damage to property; or 4. Enables the safe and efficient use, maintenance or operation of infrastructure.	

TREE-P4	Removal of notable tree
Avoid the removal of a notable tree or trees listed within SCHED2 — Notable Trees unless a Technician Arborist certifies that: 1. The tree poses a serious threat to public safety, damage to property or infrastructure; and 2. There is no practicable alternative to the removal; or 3. The tree is dead or at risk of imminent failure.	

Rules

TREE-R1	Gardening or mowing within the root protection area of a scheduled notable tree	
All zones	1. **Activity status:** Permitted **Where:** a. The activity does not involve: i. Mechanical cultivation; ii. Storage of materials, vehicles, plant, or equipment; iii. Release, injection or placement of chemicals or toxic substances; iv. Planting trees; and v. Altering existing ground levels.	2. **Activity status when compliance not achieved:** Not Applicable

TREE-R2	Maintenance and pruning	
All zones	1. **Activity status:** Permitted Maintenance or pruning of a tree listed in SCHED2 — Notable Trees, except where provided for by TREE-R3 (rule for trimming close to power lines). **Where:** a. The trimming and/or maintenance is necessary to: i. Prevent a serious threat to people or property; or ii. Enable the safe and efficient use and operation of infrastructure; or iii. Improve or maintain tree health; and b. Is limited to one or more of the following: i. Pruning of roots less than 50 mm in diameter at the point of severance; or ii. Pruning of roots less than 80mm in diameter at the point of severance, under the supervision of a Works	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effects on the natural shape, form and growth habit of the tree species. b. The duration and frequency of the activity. c. Whether the tree is resilient, including structural soundness and any effects on the overall health on the tree.

	Arborist; or iii. Removal of broken branches, deadwood, or diseased vegetation; and c. In any single consecutive 12 month period, involves no more than 10% of live foliage: i. With a maximum branch diameter not exceeding 50mm at the point of severance; or ii. 80mm when under the supervision of a Works Arborist.	

TREE-R3	**Work to a notable tree located close to power lines**	
All zones	1. **Activity status:** Permitted **Where:** a. The works are required under, and carried out in accordance with clause 14 of the Electricity (Hazards from Trees) Regulations 2003, or clause 128 of the Telecommunications Act 2001; and b. The works are undertaken by, or under the supervision of, a Works Arborist employed or contracted by the Council or a network utility operator.	2. **Activity status when compliance not achieved:** Not Applicable

TREE-R4	**Earthworks within the root protection zone of a notable tree**	
All zones	1. **Activity status:** Permitted Any earthworks within the root protection zone (RPZ) of a notable tree listed in SCHED2 — Notable Trees, except where provided for by TREE-R3 (rule for trimming close to power lines). **Where:** a. They are for maintenance and repair of existing structures, tracks and footpaths, lawns, gardens, fences and other established activities; b. Maximum area of earthworks is no more than 10% of the RPZ and is not within 3m from the trees trunk; c. The values for which the tree is scheduled and the health or structural integrity are not compromised; d. Any infrastructure is installed	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which the earthworks will, or may adversely affect the health, structural integrity or visual appearance of the tree; and b. The duration and frequency of the activity and the adverse effect on the tree.

	by hand-digging or trench-less means (such as air spade or directional drilling methods); and e. The maximum area of earthworks for the purpose of installing, replacing, repairing and maintaining underground network utilities is 1m^2 and: i. Within 3 meters of the tree trunk under the supervision of a Works Arborist; or ii. Outside three meters of the tree trunk, no supervision is required.	

TREE-R5	**Removal of an unsafe notable tree**	
All zones	1. **Activity status:** Permitted **Where:** a. The removal is required in an emergency; or b. The tree is certified as: i. Dead; ii. At risk of imminent failure; or iii. Having a significant loss of structural integrity and poses an unacceptable risk to safety; and c. The work is to be undertaken by a Works or Technician Arborist; and d. Within ten working days after completing the work, the responsible arborist delivers to council, for its records, a written certificate that the work was necessary.	2. **Activity status when compliance not achieved:** Refer to rule TREE-R7.

TREE-R6	**Buildings or structures within the root protection zone (RPZ) of a notable tree**	
All zones	1. **Activity status:** Restricted Discretionary **Where:** a. The potential impact on the integrity, ongoing viability, and values of the scheduled notable tree. b. Effects on amenity values of notable trees within public places. c. The extent to which the works will or may adversely affect the health or structural integrity. d. Whether the tree is resilient,	2. **Activity status when compliance not achieved:** Not Applicable

	including structural soundness and health and the irreversibility of effect on the tree.	

TREE-R7	Removal of a scheduled notable tree	
All zones	1. **Activity status:** Permitted Any removal of a tree listed in the SCHED2 — Notable Trees, except where provided for by TREE-R3 (Work to a Notable Tree located close to power lines) or TREE-R5 (Removal of an unsafe notable tree).	2. **Activity status when compliance not achieved:** Not Applicable

This section has rules that have legal effect.

Sites and Areas of Significance to Māori

Overview

The purpose of this chapter is to identify and protect sites and areas of significance to Māori. The District Plan lists scheduled sites and areas of significance to Māori in SCHED3 — Sites and areas of significance to Māori. The scheduled sites and areas comprise all Statutory Acknowledgement Areas, Nohoanga Sites and Cultural Redress Areas recognised in settlement legislation to give effect to the Deeds of Settlement entered into between the Crown and Te Uri o Hau and Te Roroa respectively, to achieve a final settlement of their historical claims against the Crown. Statutory Acknowledgements give recognition by the Crown of each iwi authorities' particular cultural, spiritual, historical and traditional associations with specified statutory areas. Statutory Acknowledgements are given over both Crown and privately owned land. Nohoanga sites in the district are specific areas of Crown owned land adjacent to Lake Whakaneke, Lake Mokeno and the Kaipara Harbour and are around 1 hectare or less. Each Nohoanga site permits members of Te Uri o Hau to temporarily occupy land close to the waterway and to have access to the waterway for lawful fishing and lawful gathering of other natural resources in the vicinity of the site, The cultural redress areas are specified in the settlement legislation.

The scheduled significant sites and areas to Māori include ancestral lands, water, sites, wāhi tapu and other taonga. It is important that the relationship of Māori and their culture and traditions with these significant sites is protected from activities that will compromise their values as the sites are a critical part of tangata whenua's cultural identity. It is acknowledged that there may be further sites and areas that are significant to Māori beyond those identified in SCHED3 — Sites and areas of significance to Māori. Such sites and areas need to be assessed and determined with the guidance and direction of Māori. Any such sites and areas need to be determined and assessed by Māori. The provisions in this chapter apply only to the sites and areas listed in SCHED3 — Sites and areas of significance to Māori.

The chapter enables land use and development, to the extent consistent with maintaining the cultural, spiritual and historical values and relationships of the sites and areas to Māori.

Under the Heritage New Zealand Pouhere Taonga Act 2014, it is unlawful to destroy, damage or modify an archaeological site (regardless of whether the site is scheduled in this plan) without obtaining an archaeological authority from Heritage New Zealand Pouhere Taonga.

Proposals in regard to infrastructure or renewable electricity generation activities

These rules will apply where infrastructure or renewable electricity generation activities are proposed within the site of a scheduled site and significance to Māori, or where it will impact on the scheduled site

Objectives

SASM-O1	Identify and protect sites and areas of significance to Māori
Sites and areas of significance to Māori are identified for their cultural significance and cultural values.	

SASM-O2	Relationship to scheduled sites
The relationship of tangata whenua with sites and areas of significance to Māori is recognised and protected.	

Policies

SASM-P1	Identification and protection of sites and areas of significance to Māori

Identify and schedule sites and areas of significance to Māori in consultation and collaboration with Tangata Whenua/Mana Whenua.

SASM-P2	Kaitiakitanga

Mana whenua are enabled to exercise kaitiakitanga in relation to sites and areas of significance by:

1. Acknowledging the iwi authorities identified for each scheduled site;
2. Providing for mana whenua to carry out cultural practices on the scheduled sites in accordance with tikanga Māori; and
3. Promoting active participation by mana whenua in resource management processes relating to scheduled sites.

SASM-P3	Activities enabled on scheduled sites

Enable the following activities to occur on scheduled sites and areas of significance to Māori where the associated cultural, spiritual and historical values and relationships will be protected:

1. Land disturbance;
2. Animal grazing, pasture management and pest management;
3. Cultivation and small-scale earthworks;
4. Maintenance, repair, alteration, demolition, or removal of existing buildings and structures;
5. Maintenance, operation, and repair of existing infrastructure;
6. Cultural practices carried out in accordance with tikanga Māori.

SASM-P4	Managing effects on scheduled sites

Ensure development does not compromise the cultural, spiritual and historical values and relationships associated with the scheduled sites and areas of significance to Māori by:

1. Avoiding locating activities within the scheduled sites unless there is a functional or operational need and no practicable alternative location;
2. Avoiding any damage or disturbance to wāhi tapu sites except for works associated with the protection of such sites or for interments in such sites;
3. Avoiding significant adverse effects on the scheduled site or area's cultural, spiritual and historical values; and
4. For all other effects, avoid significant adverse effects and where they cannot be avoided, minimise the effects.

SASM-P5	Destruction or demolition of a site or area of significance to Māori

Avoid the destruction or demolition of a site or area of significance to Māori unless:

1. It is necessary to prevent serious threat to people, property or infrastructure; or
2. It is required to enable mana whenua to provide for their cultural, spiritual, historical or economic well-being; or
3. It is required for a significant public benefit that could not be located in an alternative location and the significant public benefit outweighs retaining the scheduled site or area, in whole or in part.

SASM-P6	Activities within a scheduled site

Avoid the following activities within a site or area of significance to Māori:

1. Mining and quarrying, except farm quarries;
2. New earthworks within a wāhi tapu or mahinga kai site;
3. Landfills and waste disposal facilities, hazardous facilities and offensive industries;
4. Intensive indoor primary production; and
5. New cemeteries and crematoria.

SASM-P7	Considerations of effects on scheduled sites or areas of significance to Māori

When considering an activity within a scheduled site or area of significance to Māori, have regard to the

following matters:

1. The effects on the particular cultural, spiritual and historical values and the relationships to tangata whenua that are associated with the site or area and how these can be protected, maintained or enhanced.
2. Tangata whenua's role and responsibilities as kaitiaki and mana whenua;
3. The outcome of any consultation with tangata whenua and, if any cultural advice is received, the proposal's consistency with the recommendations identified;
4. Opportunities for tangata whenua's relationship with the site to be maintained or strengthened on an ongoing basis, including any practical mechanisms for mana whenua to access and use the site.

Rules

All rules in this chapter have immediate legal effect

Notes:

1. For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.
2. Contact details for Iwi Authorities are in the Tangata Whenua Chapter in Part 1 of the plan.

SASM-R1	Maintenance, alteration, demolition, or removal of existing buildings and structures within scheduled sites	
All zones	1. **Activity status:** Permitted **Where:** a. Alterations do not increase the floor area or footprint of a building or structure.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects on cultural, spiritual and historical values; and b. The outcome of any consultation with tangata whenua.

SASM-R2	Animal grazing, pasture management and pest management within scheduled sites	
All zones	1. **Activity status:** Permitted **Where:** a. Animal grazing, pasture management or pest management is not undertaken within a wāhi tapu or mahinga kai site or area.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The physical effects on the site or area of significance to Māori; b. The effects on cultural, spiritual and historical values; and c. The outcome of any consultation with tangata whenua.

SASM-R3	Land disturbance (excluding earthworks) and cultivation within scheduled sites

All zones	1. **Activity status:** Permitted **Where:** a. The activity is for the purposes of: i. Installation of fence posts; ii. Repair and maintenance of existing farm infrastructure, including tracks and drains, provided the area and volume of land disturbed is limited to what is necessary to maintain the existing infrastructure along its existing alignment; iii. Structures for mahinga kai activities or customary harvesting; iv. Burials at urupa; or v. Archaeological investigations authorised by Heritage New Zealand.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The location and scale of the activity; and b. The effects on cultural, spiritual and historical values.

SASM-R4	**Earthworks within scheduled sites and areas**

All zones	1. **Activity status:** Permitted **Where:** a. The earthworks are not located within a wāhi tapu or mahinga kai site.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The location and scale of earthworks; b. The extent of effects on cultural and historical values; and c. The effects on amenity and landscape, including visual effects on the site or area of significance.

SASM-R5	**New buildings or structures, and extensions to existing buildings or structures, within sites and areas of significance to Māori listed in SCHED3**

All zones	1. **Activity status:** Permitted **Where:** a. The building or structure is not located within a wāhi tapu or mahinga kai site.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The building or structure's proposed purpose, location and scale; b. The extent of effects on

		cultural and historical values; c. The effects on amenity and landscape, including visual effects on the site or area of significance; d. Site access, wastewater and stormwater disposal, and related earthworks; and e. Temporary effects during construction and need for remediation

SASM-R6	**Indigenous vegetation clearance within scheduled sites or areas**	
All zones	**1. Activity status:** Restricted Discretionary **2. Matters over which discretion is restricted:** a. The effects on amenity and landscape, including visual effects on the site or area of significance; b. The extent of effects on cultural and historical values; c. Extent, timing and nature of any replanting; and d. Erosion and sedimentation risks.	**3. Activity status when compliance not achieved:** Not Applicable

SASM-R7	**Landfills, waste disposal facilities, significant hazardous facilities and offensive industries**	
All zones	**1. Activity status:** Non-Complying	**2. Activity status when compliance not achieved:** Not Applicable

SASM-R8	**Destruction or demolition of a site or area of significance to Māori**	
All zones	**1. Activity status:** Non-Complying	**2. Activity status when compliance not achieved:** Not Applicable

SASM-R9	**Quarrying or mining activities**	
All zones	**1. Activity status:** Non-Complying	**2. Activity status when compliance not achieved:** Not Applicable

SASM-R10	**Intensive indoor primary production**	
All zones	**1. Activity status:** Non-Complying	**2. Activity status when compliance not achieved:** Not Applicable

SASM-R11	**New cemeteries and crematoria**	

All zones	1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Ecosystems and Indigenous Biodiversity

Overview

Kaipara District is home to indigenous vegetation and habitat considered to be unique and special, including significant areas of indigenous forest, shrubland, wetlands, dune lakes and dunelands of high ecological value. These habitats support a unique range of indigenous plants and animals, including many species classified as 'Threatened' and 'At Risk' in the New Zealand Threat Classification System. The protection, maintenance and restoration of indigenous biodiversity is important to retain and enhance the District's ecological landscape, species diversity and natural character, and to contribute to social, economic and cultural well-being.

Indigenous habitats in the Kaipara District have suffered extensive loss and modification, mainly due to land clearance for agricultural activities, with only about 16% of former indigenous cover in the District remaining. While large, protected areas of indigenous forest, dune lands and saline wetlands have retained their ecological integrity and viability, there continues to be cumulative loss of indigenous biodiversity on private land. However, there is also active work from landowners to protect and restore indigenous biodiversity on private land which can provide a range of benefits and be complementary to other land uses.

The Resource Management Act 1991 requires Kaipara District Council to manage the subdivision, use and development of land in a way that protects areas of significant indigenous vegetation and significant habitats of indigenous fauna (section 6(c)) and maintains indigenous biological diversity (section 31(1)(b)(iii)). There are also specific requirements in national policy statements and the Northland Regional Policy Statement 2016 to protect, maintain and restore indigenous biodiversity.

The District Plan does not include mapped areas of significant indigenous vegetation and significant habitats of indigenous fauna at this point in time. Identifying and mapping these areas will occur through a future plan change in accordance with national policy requirements.

Objectives

ECO-O1	Protection of significant indigenous vegetation and significant habitats of indigenous fauna
Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected.	

ECO-O2	Maintenance of indigenous biodiversity
Adverse effects on indigenous biodiversity are managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.	

ECO-O3	Restoring indigenous biodiversity
The restoration of indigenous biodiversity is promoted and enabled.	

ECO-O4	Stewardship of indigenous biodiversity
Landowners act as stewards in the protection, maintenance and restoration of indigenous biodiversity.	

Policies

ECO-P1	Indigenous biodiversity in the coastal environment
Within the coastal environment:	

1. Avoid adverse effects of subdivision, land use and development on:
    a. Threatened and At-Risk indigenous species;
    b. Areas of significant indigenous vegetation and significant habitat of indigenous fauna;
    c. Areas of indigenous biodiversity protected under other legislation; and
2. Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on:
    a. Areas of predominantly indigenous vegetation; and
    b. Indigenous species, habitats and ecosystems that are important for recreational, commercial, traditional or cultural purposes or are particularly vulnerable to modification.

ECO-P2	Indigenous biodiversity outside the coastal environment

Outside the coastal environment:

1. Avoid, remedy or mitigate adverse effects of subdivision, land use and development to ensure adverse effects are no more than minor on;
    a. Threatened and At-Risk indigenous species;
    b. Areas of significant indigenous vegetation and significant habitat of indigenous fauna;
    c. Areas of indigenous biodiversity protected under other legislation; and
2. Avoid, remedy, or mitigate, offset or compensate adverse effects of subdivision, land use and development to ensure there are no significant adverse effects on:
    a. Areas of predominantly indigenous vegetation; and
    b. Indigenous species, habitats and ecosystems that are important for recreational, commercial, traditional or cultural purposes or are particularly vulnerable to modification.

ECO-P3	Protection and maintenance of indigenous biodiversity

Manage subdivision, land use and development to protect significant indigenous vegetation and significant habitat of indigenous fauna and maintain indigenous biodiversity in a way that:

1. Does not unreasonably restrict existing primary production activities, particularly on highly productive land;
2. Recognises the operational need or functional need of regionally significant infrastructure to traverse or locate within areas of significant indigenous vegetation and significant habitat of indigenous fauna where there are no practicable alternative locations;
3. Allows for operation, use and maintenance of existing structures, including infrastructure; and
4. Enables land to be used and developed to support the social, economic and cultural well-being of people and communities.

ECO-P4	Restoring and enhancing indigenous biodiversity

Promote and enable activities that restore and enhance indigenous biodiversity, including by:

1. Recognising and providing for the role of landowners as stewards in the restoration of indigenous biodiversity;
2. Enabling the removal or management of pest plant and animal species; and
3. Enabling biosecurity works.

ECO-P5	Non-regulatory mechanisms

Encourage the protection, maintenance and restoration of indigenous biodiversity through non-regulatory methods, including consideration of:

1. Reducing or waiving resource consent application fees;
2. Providing funding, or assisting in obtaining funding from other agencies and trusts;
3. Sharing and helping to improve information on indigenous biodiversity;
4. Working directly with landowners and community groups on ecological protection, maintenance and restoration projects;
5. Assistance with the establishment of protective covenants.

Rules

Notes:

1. *There are additional rules for indigenous vegetation clearance in the Coastal Environment, Natural Character, and Natural Features and Landscapes chapters. These other rules for indigenous vegetation clearance are more stringent and apply in addition to the indigenous vegetation clearance rules in this chapter.*
2. *This chapter manages land disturbance associated with indigenous vegetation clearance. Earthworks that permanently alter the profile of the land are managed through the Earthworks chapter.*
3. *Indigenous vegetation clearance associated with plantation forestry is regulated under Regulations 93 and 94 of the National Environmental Standards for Commercial Forestry 2017 . The rules in this chapter apply to vegetation clearance that is carried out before afforestation of commercial forestry but do not apply to indigenous vegetation clearance associated with commercial forestry.*

ECO-R1	**Indigenous vegetation clearance and any associated land disturbance for specified activites**	
All zones	1. **Activity status:** Permitted **Where:** The indigenous vegetation clearance is for the following purposes: a. To address an immediate risk to the public safety or damage to property; b. The formation of walking tracks less than 1.5m wide; c. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation, provided that the clearance does not exceed 3.5m in width either side of the fence line; d. To remove pest species in accordance with any approved pest management plan or biosecurity operational plan; e. To create or maintain a 20m setback from an area of indigenous vegetation to a residential unit (excluding accessory buildings); f. To allow for the construction of a single residential unit on an existing Record of Title, including essential associated on-site infrastructure and access, where the total clearance does not exceed 1,000m^2; g. Clearance provided for in a covenant or order under the Queen Elizabeth II National Trust Act 1977, a Ngā Whenua Rahui Kawenata, or the Reserves Act 1977; h. Clearance on land held or managed under the Conservation Act 1987 and in accordance with any applicable conservation management	2. **Activity status when compliance not achieved:** Not Applicable - proposed indigenous vegetation clearance is to be assessed under ECO-R2.

	strategy, conservation management plan, or management plan established under that Act; i. The removal or clearance of indigenous vegetation from land that was previously cleared and where the indigenous vegetation to be cleared is less than 10 years old; j. Creation and maintenance of firebreaks to manage fire risk; k. The harvesting of indigenous timber carried out in accordance with a forest management plan or permit under Part IIIA of the Forests Act 1949; or l. Clearance for the operation, repair or maintenance of the following activities where they have been lawfully established: i. Fences; ii. Infrastructure; iii. Buildings; iv. Driveways and access; v. Walking tracks; vi. Cycling tracks; vii. Farming tracks; and viii. Farm drains.	

ECO-R2	**Indigenous vegetation clearance and any associated land disturbance not provided for under ECO-R1**	
All zones	1. **Activity status:** Permitted **Where:** a. It does not exceed 1,000m^2 per site in any calendar year in the Māori purpose zone, General rural zone, and Rural lifestyle zone; or b. It does not exceed 500m^2 per site in any calendar year in all other zones.	2. **Activity status when compliance with ECO-R2.1 not achieved:** Restricted Discretionary **Where:** a. The application includes an assessment, carried out by a suitably qualified ecologist, of whether or not any of the indigenous vegetation proposed to be cleared meets the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (Areas of significant indigenous vegetation and significant habitats of indigenous fauna). 3. **Matters over which discretion is restricted:** a. The effect of the vegetation clearance and associated land disturbance on indigenous biodiversity values; b. The extent of clearance proposed and any practicable

		alternative locations or methods to avoid or reduce the extent of indigenous vegetation clearance and associated land disturbance; c. The proposed measures to avoid, remedy, mitigate, offset or compensate adverse effects on indigenous biodiversity values; d. The reasons for the indigenous vegetation clearance and associated land disturbance; and e. Any positive effects associated with the indigenous vegetation clearance and associated land disturbance. **4. Activity status when compliance with ECO-R2.2 not achieved:** Discretionary

NH - Natural Hazards

Overview

Natural hazards are natural processes that become a hazard when they have the potential to affect people, property, infrastructure or the wider environment. The predominant natural hazards affecting the Kaipara District are flooding, coastal hazards and land instability although other hazards such as tsunami and earthquakes/liquefaction can also occur.

River flooding

Flooding occurs when natural rivers and artificial drainage systems cannot cope with a very large rainfall event, causing ponding and overland flow. The District contains several major river systems, some of which pass through relatively low-lying valley areas. The primary areas prone to flooding are adjacent to the lower reaches of the Kaihu, Manganui, and Northern Wairoa Rivers which have generally been developed for farming purposes. However, some settlements are also affected, with the most notable being Dargaville. The main commercial area of Dargaville is situated on the banks of the Northern Wairoa River, immediately east of its junction with the Kaihu River.

River flooding hazards are incorporated as an overlay in the District Plan using river flood hazard zones that have been mapped by the Northland Regional Council. These are the flood extent that has a 1% annual probability of happening (River Flood Hazard Area) and the flood extent that has a 10% annual probability of occurring (High-Risk River Flood Hazard Area).

Coastal hazards

The District has an extensive coastline that can be affected by hazards such as erosion and coastal flooding that is caused by a combination of factors including gradual sea level rise and tide and wave action, particularly during storm events. Predictions of sea level rise range from 0.8 to 1.5 metres over the next 100 years, which has implications for existing coastal settlements (for example Mangawhai) and future development in coastal margins and low-lying areas adjacent to estuaries and tidal rivers.

Coastal erosion and flooding hazards have been incorporated as an overlay in the District Plan using the coastal hazard zones mapped by the Northland Regional Council. These are areas predicted to be at risk from coastal erosion and coastal flood hazards over a planning horizon of 100 years (Coastal Erosion and Coastal Flood Hazard Areas) and the areas predicted to be at risk from coastal erosion and coastal flood hazards over a planning horizon of 50 years (High-Risk Coastal Hazard Areas).

Land instability

The District, and the wider Northland region, has underlying geology and landforms that can be prone to slippage, slumping and other forms of instability. Instability is generally related to the topography of the land, together with the geology and soil type and other factors such as heavy rainfall also contribute to land instability and slippage/slumping.

Climate change

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 flooding affecting properties, roads, and other infrastructure.

Managing hazard risk

Council has responsibilities under the RMA, the New Zealand Coastal Policy Statement 2010 (NZCPS) and the Northland Regional Policy Statement 2016 (NRPS) to manage natural hazard risk to provide for the health and safety of our communities and the infrastructure that serves them.

Managing land use, subdivision, and activities through the District Plan is a key method of minimising risks from natural hazards,, particularly in new subdivision and development. A risk-based approach has been adopted, as directed by the NZCPS and NRPS, to address the risks of natural hazards. This includes:

1. Not placing land uses and associated activities that are most sensitive to the effects of natural hazards in areas where hazard risks are highest;
2. Mitigating hazard risks, with more stringent requirements in high-risk hazard areas, and ensuring that risk is not transferred to other people or properties;
3. Recognising that not all hazards are known and are able to be mapped and hazards such as land instability need to be identified at a site level as part of proposals for subdivision and development; and
4. Protecting the important natural features that buffer or protect development and infrastructure.

As indicated above, coastal erosion and flooding and river flood hazard areas have been mapped by the Northland Regional Council and these have been adopted as map overlays in the District Plan. They apply additional controls to proposed activities including structures, buildings, infrastructure and earthworks that are undertaken in the hazard area.

New subdivision is also required to assess and minimise potential hazards and risks, including by not placing future development or infrastructure in high-risk hazard areas unless it is required to be located there. This recognises the potentially significant costs and consequences that result from a major hazard event and that it is usually more difficult and expensive to mitigate hazard risk after subdivision and development has occurred than at the outset.

Importantly, while the risks from natural hazards can be minimised they cannot be eliminated entirely, and the District Plan is only one tool for managing natural hazards. Effective management also requires cooperation between the Regional and District Council, landowners, communities, Tangata Whenua, Fire and Emergency services and Civil Defence agencies to help minimise potential risks and effects to help improve our resilience to natural, but potentially significant, hazard events.

Objectives

NH-O1	The risks from natural hazards are minimised
The risks from natural hazards to people, property, infrastructure and natural systems, including the likely effects of climate change on natural hazard risk, are minimised to provide for the health, safety and resilience of communities and the environment.	

NH-O2	Infrastructure is resilient to natural hazards
Infrastructure is located, designed and maintained to be resilient to natural hazards.	

NH-O3	Natural defences against natural hazards are provided for
The role of defences such as natural systems and features in minimising the risks from natural hazards is recognised and provided for.	

Policies

NH-P1	Use best available information in managing natural hazards
Use the best available information, including regional mapping and site-specific investigations, to assess and manage the risks of natural hazards.	

NH-P2	Recognise that not all natural hazards are known and mapped

Recognise that natural hazards including erosion, land instability, and flooding/overland flow may occur outside known and mapped natural hazard areas.

NH-P3	Avoid locating sensitive activities in areas of high hazard risk
Avoid new subdivision and land use that will result in a sensitive activity being in High Risk Hazard Areas.	

NH-P4	Manage and mitigate natural hazard risks

Manage subdivision, land use and development so that natural hazard risk is not increased, and is minimised and mitigated, having regard to:

1. The nature, frequency and scale of the natural hazard and the sensitivity of the land use or development to the natural hazard;
2. The effects of climate change;
3. Not increasing or transferring natural hazard risk to other people, property, infrastructure and the environment beyond the site, including through earthworks such as excavation and filling;
4. The location of building platforms and access, types of buildings including relocatable buildings) and structures and their design;
5. Location and design of infrastructure and services, including on-site wastewater disposal;
6. Activities that involve the use and storage of hazardous substances;
7. The long-term functionality and integrity of natural systems and structural mitigation assets; and
8. Opportunities to reduce risks from natural hazards relating to existing activities.

NH-P5	Adaptive planning approach to manage natural hazard risks
Support an adaptive planning approach to managing the risks from natural hazards, including consideration of viable options to progressively adapt to change.	

NH-P6	Manage subdivision and development in that may be affected by flood hazards and overland flow

Manage new subdivision, land use and development to avoid or mitigate the risks of flood hazards by requiring:

1. New subdivision to identify building platforms that:
    a. Are located outside the spatial extent of a High-Risk River Flood Hazard Area;
    b. Will not be subject to flooding in a 1 in 100-year flood event; and
    c. Are designed and engineered to be resilient to flood hazards;
2. New buildings that will accommodate sensitive activities to be located outside of a High-Risk River Flood Hazard Area;
3. Within a River Flood Hazard Area:
    a. All new buildings designed to accommodate sensitive activities to have a minimum freeboard of at least 500mm above the 1 in 100-year flood height;
    b. New commercial and industrial buildings to have a minimum freeboard of at least 300mm above the 1 in 100-year flood event or alternatively are designed and constructed so they will be resilient to flood hazards having regard to matters including the frequency, depth and velocity of flood waters;
    c. Areas for storage and containment of hazardous substances to be designed so that they are not inundated in a 1 in 100-year flood event;
    d. Earthworks (other than earthworks associated with flood control works) are assessed as not diverting flood flow onto surrounding properties and not reducing flood plain storage capacity within the 1 in 10-year flood hazard area;
    e. Buildings, building platforms, access and services to be located and designed to minimise the need for hazard protection structures;
    f. The provision of safe vehicle access within the site during a flood event; and
4. The capacity and function of overland flow paths to convey stormwater flows safely to be retained without causing damage to property or the environment.

NH-P7	Manage subdivision and development in coastal erosion hazard areas and coastal

	flood hazard areas

Manage new subdivision, land use and development in Coastal Erosion Hazard Areas and Coastal Flood Hazard Areas by requiring:

1. New buildings and building platforms to be located outside the spatial extent of a High-Risk Coastal Hazard Area, unless there is a functional need or operational need for a building to be located in this area;
2. New buildings and building platforms located within the spatial extent of a Coastal Erosion Hazard Area and Coastal Flood Hazard Area are designed and constructed so that:
    a. The building platform height is set above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise);
    b. The building platform is located and engineered to protect against erosion;
    c. The finished floor level of any building accommodating a sensitive activity is at least 500mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise); and
    d. The finished floor level of any building for commercial or community use is at least 300mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).
3. Provision is made, where relevant, for the safe storage and containment of hazardous substances so that they are not inundated in a 1 in 100-year flood event;
4. Buildings, building platforms, access and services to be located and designed to minimise the need for hazard protection structures; and
5. The provision of vehicle access within the subject site that is resilient to coastal flooding and erosion.

NH-P8	Manage land instability and geotechnical hazards

Manage and minimise the risk of land instability and geotechnical hazards by:

1. Requiring an assessment of the potential for land instability and other geotechnical hazards in new subdivisions;
2. Avoiding areas of known land instability and geotechnical hazards, where practicable; and
3. Requiring engineering and measures to mitigate instability hazards and geotechnical risks.

NH-P9	Earthworks

Manage earthworks activities within Coastal Erosion Hazard Areas and Coastal Flood Hazard Areas, and River Flood Hazard Areas by:

1. Controlling the volume and area of earthworks, including excavation and fill; and
2. Ensuring that earthworks in Coastal Hazard Areas and High-Risk Flood Hazard Areas are undertaken so that hazard risks are not increased or transferred to other properties.

NH-P10	Infrastructure

Manage new infrastructure by ensuring it:

1. Is not located in a Coastal Erosion Hazard Area or Coastal Flood Hazard Area, or River Flood Hazard Areas unless there a functional need or operational need to locate in that area and this location is the most appropriate to service the needs of the community;
2. Is designed and constructed to be resilient to the effects of natural hazards, recognising:
    a. Not all natural hazards are known or mapped;
    b. Some natural hazard events may result in the temporary disruption to the operation of the infrastructure;
    c. Potential changes in hazards and a risk, including as a result of sea level rise and climate change; and
3. Does not transfer hazard risks to other locations and mitigates risks to people, property, other infrastructure and the environment.

NH-P11	Protect natural systems that mitigate natural hazards

Protect existing natural systems and features that buffer or mitigate the adverse effects of natural hazards by:

1. Avoiding the modification, alteration or loss of natural systems and features that compromises their function as natural defences, including as a defence against long term effects such as sea level rise and climate change; and

2. Promoting the restoration and enhancement of such natural systems and features.

NH-P12	Limit new constructed natural hazard protection structures

Consider new hazard protection structures to protect existing development and existing and new infrastructure where:

1. Natural systems and features will not provide adequate protection from the natural hazard;
2. They are the only practical means to protect:
    a. Existing infrastructure or new infrastructure that has a functional or operational need to be in the location; or
    b. Existing settlements and development.
3. The structure is suitable for the location and does not transfer the risk and effects of natural hazards to other locations;
4. Any hazard 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; and
5. 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.

NH-P13	Enable the maintenance and repair of flood management schemes

Enable the repair and maintenance of existing Regional and District Council flood management schemes and provide for 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

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach*

River flood hazard areas

NH-R1	New structures (not including buildings or infrastructure) and additions and alterations to existing structures (not including buildings or infrastructure) in a river flood hazard	
All zones	**1. Activity status:** Permitted **Where:** a. the structure is not a Hazard Protection Structure; b. the structure has a footprint of no more than 30m^2 in a High-Risk River Flood Hazard Area; and c. The structure does not result in the diversion or transfer of flood water to, or increase ponding or flooding on other property.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The effects of flood hazards on the structure; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the structure, including the storage and use of hazardous substances, and any management/ mitigation

		requirements associated with that use.

NH-R2	Additions and alterations to an existing building within a river flood hazard area	
All zones	1. **Activity status:** Permitted **Where:** **For all additions and alterations:** a. The addition/alteration does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event. **and** **For accessory buildings:** b. The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High-Risk River Flood Hazard Area: i. 110 m^2 in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones. **For buildings not containing sensitive activities:** c. The addition/alteration has a minimum finished floor level of 300mm above the maximum water level in a 1 in 100-year flood event; and d. The addition/alteration is not in a High-Risk River Flood Hazard Area if it is in a zone other than the General rural zone, Rural lifestyle zone, and Māori purpose zone. **For buildings containing sensitive activities:** e. The addition/alteration is not in a High-Risk River Flood Hazard Area; and f. The addition/alteration has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of flood hazards on the building; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R3	New accessory buildings in a river flood hazard area	
All zones	1. **Activity status:** Permitted **Where:**	2. **Activity status when compliance not achieved:** Restricted Discretionary

	a. The accessory building does not result in the diversion or transfer of flood water onto, or increase the potential impact of a flood event on any adjoining site in a 1 in 100-year ARI flood event; and b. The gross floor area of the accessory building does not exceed the following in a High-Risk River Flood Hazard Area: i. 110 m^2 in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones.	**3. Matters over which discretion is restricted:** a. The effects of flood hazards on the accessory building; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the accessory building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R4	**New buildings (other than accessory buildings) in a river flood hazard area**	
Zone	**1. Activity status:** Restricted Discretionary **Where:** **For new buildings not containing sensitive activities:** a. The building has a minimum finished floor level of 300mm above the maximum water level in 1 in 100-year flood event. **For new buildings containing sensitive activities:** b. The building is not in a High-Risk River Flood Hazard Area; and c. The building has a minimum finished floor level of 500mm above the maximum water level in 1 in 100-year flood event.	**2. Activity status when compliance not achieved with NH-R4.1.a:** Discretionary **3. Activity status when compliance not achieved with NH-R4.1.b or NH-R4.1.c:** Non-Complying **4. Matters over which discretion is restricted:** a. The effects of flood hazards on the building; b. The purpose of the building and its vulnerability or resilience to the flood hazard; c. The hazard risks to people or property; d. Cumulative effects and the potential to create, transfer or intensify hazard risks on adjoining sites including on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites; e. The effectiveness of any mitigation proposed; f. The storage and use of hazardous substances and any management/ mitigation requirements; and g. Methods to manage activities and uses within the site, including safe egress from buildings and structures on the

		site and the management of people and property during a flood event.

Coastal erosion and coastal flood hazard areas

NH-R5	New structures (not including buildings or infrastructure) and additions and alterations to existing structures (not including buildings or infrastructure) in a coastal erosion hazard area or coastal flood hazard area	
All zones	1. **Activity status:** Permitted **Where:** a. The structure is not a Hazard Protection Structure; b. The structure has a gross floor area of no more than 30m^2 in a High-Risk Coastal Hazard Area; and c. The structure does not result in the diversion or transfer of inundation or erosion to other property.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of coastal hazards on the structure; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the structure, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R6	Additions and alterations to an existing building within a coastal erosion hazard area or coastal flood hazard area	
All zones	1. **Activity status:** Permitted **Where:** **For accessory buildings:** a. The addition/alteration does not result in the gross floor area of the accessory building exceeding the following in a High-Risk Coastal Hazard Area: i. 110 m^2 in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones. **For buildings not containing sensitive activities:** b. The addition/alteration is not in a High-Risk Coastal Hazard Area; and	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of coastal hazards on the building; b. The hazard risks to people or property; c. The effectiveness of any mitigation measures including freeboard above predicted coastal flood levels; d. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; and e. The use of the building, including the storage and use

	c. The addition/alteration has a minimum finished floor level of 300 mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise). **For buildings containing sensitive activities:** d. The addition/alteration is not in a High-Risk Coastal Hazard Area; and e. The addition/alteration has a minimum finished floor level of 500mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).	of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R7	**New accessory buildings in a coastal erosion hazard area or coastal flood hazard area**	
All zones	1. **Activity status:** Permitted **Where:** a. The gross floor area of the accessory building does not exceed the following in a High-Risk Coastal Hazard Area: i. 110m^2 in in the General rural zone, Rural lifestyle zone, or Māori purpose zone; and ii. 10m^2 in all other zones.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of coastal hazards on the accessory building; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard risks on adjoining sites; d. Any measures proposed to mitigate the effects of the hazard; and e. The use of the accessory building, including the storage and use of hazardous substances, and any management/ mitigation requirements associated with that use.

NH-R8	**New buildings (other than accessory buildings) in a coastal erosion hazard area or coastal flood hazard area**	
All zones	1. **Activity status:** Permitted **Where:** **For new buildings not containing sensitive activities:** a. The building is not in a High-Risk Coastal Hazard Area; and b. The building has a minimum finished floor level of 300 mm above the level of the Coastal	2. **Activity status when compliance not achieved with NH-R8.1.a or NH-R8.1.b:** Discretionary 3. **Activity status when compliance not achieved with NH-R8.1.c or NH-R8.1.d:** Non-Complying 4. **Matters over which discretion is restricted:**

	Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise). **For new buildings containing sensitive activities:** c. The building is not in a High-Risk Coastal Hazard Area; and d. The building has a minimum finished floor level of 500 mm above the level of the Coastal Flood Hazard Area 2 (100-year ARI + 1.2m sea level rise).	a. The effects of coastal hazards on the building; b. The purpose of the building and its vulnerability or resilience to coastal hazards; c. Hazard risks to people or property; d. The effectiveness and durability of any mitigation, including the ability to relocate the building in response to future changes in hazard risk; e. The storage and use of hazardous substances and any management/ mitigation requirements; and f. Methods to manage activities and uses within the site, including safe egress from buildings and structures or the site and the management of people and property.

Hazard mitigation - natural systems and structures

NH-R9	**Maintenance and repair of an existing hazard protection structure**	
All zones	1. **Activity status:** Permitted **Where:** a. There is no change in the location or dimensions of the hazard protection structure.	2. **Activity status when compliance with NH-R9.1.a not achieved:** Discretionary

NH-R10	**New hazard protection structures and upgrading and extensions of existing hazard protection structures**	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

Earthworks

NH-R11	**Earthworks within a coastal erosion hazard area, coastal flood hazard area or river flood hazard area**	
All zones	1. **Activity status:** Permitted **Where:** a. The area of earthworks does not exceed: i. $50m^2$ or volume of $50m^3$ in a High-Risk Hazard Area; or ii. $100m^2$ in the Coastal Flood or River Flood Hazard Area in any 12 month period; and	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The effects of the works on flood and coastal hazards; b. The hazard risks to people or property; c. Cumulative effects and the potential for the addition/alteration to create, transfer or intensify hazard

	b. The earthworks do not: i. raise the level of the land in a High-Risk Hazard Area in a way that results in the loss of any flood storage volume; and ii. divert flood flow, coastal inundation or overland flow path onto another property.	risks on adjoining sites; and d. Any measures proposed to mitigate the effects of the hazard.

Hazardous facilities

NH-R12	Significant hazardous facility in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area	
All zones	1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Infrastructure

Notes:

1. *The Natural Hazards rules do not apply to telecommunication facilities that are regulated under and comply with the National Environmental Standards for Telecommunication Facilities 2017.*
2. *Where an infrastructure activity that is located within a Coastal Erosion Hazard Area, Coastal Flood Hazard Area, or River Flood Hazard Area is not specifically regulated in Rules NH-R13.1 or NH-R13.4 below, the rules in the Infrastructure Chapter apply.*

NH-R13	Infrastructure located in a coastal erosion hazard area, coastal flood hazard area, or river flood hazard area	
All zones	1. **Activity status:** Restricted Discretionary **Where:** a. Minor upgrading of aboveground infrastructure involving relocation; b. Electric vehicle charging stations; c. Below ground electricity distribution lines; d. Above ground electricity distribution lines and support structures; e. Below ground pipelines for the conveyance of liquid fuels and gas; f. Aboveground pipelines for the conveyance of liquid fuels and gas; g. Storage facilities, pump stations and distribution structures for liquid fuels and gas; h. Below ground telecommunications and	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. Whether there is a functional need or operation need for the infrastructure to be located in the natural hazard area; b. Cumulative effects and the potential to create, transfer or intensify natural hazard risks on adjoining sites including as a result of any proposed mitigation; c. The nature and extent of the natural hazard, the resilience of the infrastructure to the effects of the hazard and the effectiveness and durability of any mitigation; and d. Methods to manage activities within the site, including safe access to and from the infrastructure during a hazard event.

	radiocommunications facilities, lines, cables and ducts; i. Telecommunication facilities not provided for in the NES-TF; j. Telephone exchanges, including the installation and operation of equipment inside existing telephone exchanges k. Self-contained power unit; l. Above ground pipelines for the conveyance of water, wastewater or stormwater; m. Ventilation facilities, drop shafts and manholes; n. Pump station for the conveyance of water, wastewater and stormwater; o. Stormwater management features including treatment, detention, retention facilities or devices, ponds, wetlands or outfall structures to service a site or multiple sites; and p. Renewable Electricity Generation Activities.	
All zones	4. **Activity status:** Discretionary **Where the activity is one of the following:** a. Substations and associated transformers and switching stations; b. Below ground reservoirs for Council's water supply, stormwater or wastewater networks; or c. Above ground reservoirs for Council's water supply, stormwater or wastewater networks.	5. **Activity status when compliance not achieved:** Not Applicable

NFL - Natural Features and Landscapes

Overview

This chapter aims to protect Outstanding Natural Features (ONF) and Outstanding Natural Landscapes (ONL) from inappropriate subdivision, use and development. It does this by managing the effects of land use and development on Outstanding Natural Features and Outstanding Natural Landscapes both within and outside the coastal environment. The District Plan Planning Maps show the Outstanding Natural Features and Outstanding Natural Landscapes in the Kaipara District and Schedule 4 - Outstanding Natural Features and Schedule 5 - Outstanding Natural Landscapes identify the specific characteristics, qualities and values of these landscapes and features. The maps are adopted from the Northland Regional Policy Statement 2016 (NRPS) and the mapping criteria are outlined in Appendix 1 of the NRPS (Appendix 1 - Mapping methods).

In keeping with their "natural" description, Outstanding Natural Features and Outstanding Natural Landscapes comprise mainly undeveloped rural and coastal land. These areas are generally sensitive to subdivision, use and development, but there may be individual sites where it is possible to demonstrate lesser sensitivity to subdivision, use and development proposals.

Landowners play a critical role in the preserving the values of Outstanding Natural Features and Outstanding Natural Landscapes by retaining elements that contribute to those values (such as leaving large tracts of indigenous vegetation intact) and actively enhancing these elements (for example through pest control and native plantings).

Protection of outstanding natural features and landscapes from inappropriate subdivision, use and development is a matter of national importance under the RMA. This chapter gives effect to the NRPS and New Zealand Coastal Policy Statement 2010 (NZCPS) requirements for protecting and managing these features and landscapes.

Objectives

NFL-O1	Protection of Outstanding Natural Features and Outstanding Natural Landscapes
The characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are protected from inappropriate subdivision, use and development.	

NFL-O2	Maintenance and enhancement of Outstanding Natural Features and Outstanding Natural Landscapes
The maintenance and enhancement of the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes is promoted.	

Policies

NFL-P1	Activities that maintain, restore or enhance characteristics, qualities and values
Enable activities that maintain, restore or enhance the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5, including conservation activities and the removal of redundant buildings and structures.	

NFL-P2	Existing use and development
Recognise that lawfully established land use and development are located within Outstanding Natural Features and Outstanding Natural Landscapes and allow them to continue without undue restriction.	

NFL-P3	Adverse effects within the coastal environment

Within the coastal environment, avoid adverse effects from land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5.

NFL-P4	Adverse effects outside the coastal environment

Outside the coastal environment:

1. Avoid significant adverse effects of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes as set out in Schedule 4 and Schedule 5; and
2. Avoid, remedy or mitigate other adverse effects (including cumulative adverse effects) of land use and development on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes including by:
    a. In Outstanding Natural Features, ensuring that the scale and intensity of earthworks and built development is appropriate taking into account the scale, form and vulnerability to modification of the feature;
    b. In Outstanding Natural Landscapes, ensuring that the location and intensity of subdivision, use and built development is appropriate having regard to, natural elements, landforms and processes, including vegetation patterns, ridgelines and freshwater bodies and their margins; and
    c. Having regard to:
        i. Integration of development into the Outstanding Natural Feature or Outstanding Natural Landscape, maintenance of low development density, and retention of predominant vegetation cover;
        ii. The location, design, scale, prominence and visibility of any buildings, structures, access, earthworks and indigenous vegetation clearance;
        iii. Methods and timelines for restoring or reinstating earthworks and revegetating land; and
        iv. The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing.

NFL-P5	Regionally significant infrastructure

Enable the operation, maintenance and upgrading of regionally significant infrastructure in Outstanding Natural Features or Outstanding Natural Landscapes where:

1. There is an operational need or functional need to be in that particular location; and
2. Adverse effects on the characteristics, qualities and values of Outstanding Natural Features and Outstanding Natural Landscapes are avoided, remedied or mitigated in accordance with NFL-P3 and NFL-P4.

NFL-P6	Assessment of resource consents

Have regard to the following matters when assessing resource consent applications for land use and development in Outstanding Natural Features and Outstanding Natural Landscapes:

1. The physical and visual integrity and any fragmentation of the landscape or feature, and its sensitivity or vulnerability to change;
2. Adverse and positive effects on identified characteristics, qualities and values;
3. The intensity of buildings, structures or infrastructure in the locality and the landscape values of surrounding land and established activities;
4. The location, scale and design of proposed development including in relation to ridgelines, skylines and prominent headlands, the values of surrounding land and established activities and visibility from roads and public places;
5. Integration of the building, structure, access or activity into the landscape or feature, including materials, reflectivity, colour, landscaping and fencing;
6. The need for, extent, design, location and visibility of earthworks and vegetation clearance; and
7. Historical or cultural associations with the feature or landscape.

Rules

Notes:

1. *The rules in this chapter apply to land in the Outstanding Natural Features and Outstanding Natural Landscapes overlays, described in Schedule 4 and Schedule 5 and shown on the Planning Maps.*
2. *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.*
3. *Earthworks and indigenous vegetation clearance in the margins of wetlands are controlled by the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F). Rule NFL-R3 and NFL-R4 do not to apply earthworks and indigenous vegetation clearance regulated by the NES-F.*
4. *The National Environmental Standards for Commercial Forestry 2017 (NES-CF) regulates commercial forestry and Regulation 6 of the NES-CF allows plan rules to be more stringent to protect Outstanding Natural Features and Outstanding Natural Features and to manage afforestation. This chapter contains more stringent rules for commercial forestry related earthworks, vegetation clearance and afforestation in ONL and ONF in some circumstances. These rules are in addition to the NES-CF regulations (not instead of).*

NFL-R1	**External additions and alterations to existing buildings or structures**	
ONL and ONF	**1. Activity status:** Permitted **Where:** a. The alteration or addition of any existing building or structure shall not exceed the height of the existing building or structure; and b. The activity complies with the following standards: i. NFL-S2 Gross Floor Area; and ii. NFL-S3 Exterior Colour and Reflectivity.	**3. Activity status when compliance not achieved:** Discretionary

NFL-R2	**New buildings and structures**	
ONL and ONF outside the coastal environment	**1. Activity status:** Permitted **Where:** a. The building or structure is: i. Ancillary to an existing lawfully established activity; or ii. On a building platform identified in an existing approved subdivision consent and/or land use consent lodged with Council prior to 30 April 2025; and b. The building or structure complies with the following standards: i. NFL-S1 Building and Structure Height; ii. NFL-S2 Gross Floor Area; and iii. NFL-S3 Exterior Colour and Reflectivity.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The matters in NFL-P6; and b. The positive effects of the activity.

	2. This rule does not apply to: a. The defined Exclusive Use Areas shown on the Survey Plan for lots 1-29, 32,34,40,41 and 45 DP 348513 consented by RM050086 (Bream Tail) provided that the other conditions of the Consent Notices (dated 2 February 2004) on these titles are complied with, which shall rely on Rule 12.10.3c.2 in Chapter 12 of the Kaipara Operative District Plan.	
ONL and ONF outside the coastal environment	**5. Activity status:** Restricted Discretionary **Where:** a. For the erection of a dwelling exceeding 50m^2 but not exceeding 350m^2 gross floor area on Lots 1-4 and 6-14 as shown on the Survey Plan consented by RM090103 for Lot 2 DP 316176 (Mangawhai Heads Holdings Limited) b. A dwelling on a relevant lot exceeds the 50m^2 gross floor area limit specified in Rule 12.10.3c(1)(b)(i) in Chapter 12 of the Kaipara Operative District Plan (but does not exceed 350m^2 gross floor area), Council has restricted its discretion to the matter specified in Condition 1(p) of consent RM090103, dated 17 April 2015. **Note 1:** *The restricted discretionary activity opportunity provided by this Rule applies subject to the following provisions:* a. *It expressly applies only to the 13 identified building locations within Lots 1-4 and 6-14 shown on a Survey Plan consent by RM090103 for Lot 2 DP 316176 (or as shown on any subsequent DP replacing 316176); or to one dwelling on the existing Lot 2 DP 316176 (or any subsequent DP replacing 316176) providing that the dwelling is in one of the 13 identified building locations and is designed in accordance with the controls specified in condition 1(p).* b. *A certificate of title must have*	

	been issued for the lot concerned, subject to a consent notice relating to the continuing requirements of condition 1(p) of consent RM090103. c. *If consent RM090103 lapses without being implemented, then this rule shall cease to apply (Rule 12.10.3c would then apply as normal), except as provided in respect of one dwelling in (a.) above.* **Note 2:** *An application for restricted discretionary activity resource consent pursuant to this Rule will be considered on a non-notified basis.* **Note 3:** *The restricted discretionary activity opportunity provided by this Rule applies only to the performance standard in Rule 12.10.3c(1)(b)(i) of the Operative Kaipara District Plan. The remaining performance standards specified in Rule 12.10.3c(1) of the Operative Kaipara District Plan continue to apply to any dwelling on the relevant lots as normal. In addition, any dwelling exceeding 350m2 gross floor area is a discretionary activity.*	
ONL and ONF within the coastal environment	6. **Activity status:** Permitted **Where:** a. The building or structure is associated with regionally significant infrastructure.	7. **Activity status when compliance not achieved with NFL-R2.4:** Non-Complying

NFL-R3	**Indigenous vegetation clearance**	
ONL outside the coastal environment	1. **Activity status:** Permitted **Where:** a. The activity complies with NFL-S5 Indigenous vegetation clearance; or b. Clearance for the operation, repair or maintenance of the following activities where they have been lawfully established: i. Fences; ii. Infrastructure, including effluent disposal systems; iii. Buildings and swimming pools; iv. Driveways, parking	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in NFL-P6; and b. The positive effects of the activity.

	areas and access; v. Walking tracks; vi. Cycling tracks; vii. Farming and forestry tracks; and viii. Farm drains.	
ONL within the coastal environment	**4. Activity status:** Permitted **Where:** a. The indigenous vegetation clearance is associated with regionally significant infrastructure.	**5. Activity status when compliance not achieved with NFL-R3.4:** Non-Complying

NFL-R4	**Earthworks**	
ONL and ONF outside the coastal environment	**1. Activity status:** Permitted **Where:** a. The earthworks complies with NFL-S4 Earthworks; or b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in NFL-P6; and b. The positive effects of the activity.
ONL and ONF within the coastal environment	**4. Activity status:** Discretionary **Where:** a. The earthworks is associated with regionally significant infrastructure.	**5. Activity status when compliance not achieved with NFL-R4.4:** Non-Complying

NFL-R5	**Maintenance and upgrading of existing network utilities, parks and community infrastructure**	
ONL and ONF	**1. Activity status:** Permitted **Where:** a. The activity complies with the following standards: i. NFL-S1 Building and Structure Height; ii. NFL-S2 Gross Floor Area; iii. NFL-S3 Exterior Colour and Reflectivity; and iv. NFL-S6 Minor Upgrading. **2.** NFL- R1 to NFL-R2 do not apply to the activities provided for in this rule.	**3. Activity status when compliance not achieved:** Discretionary **4. Matters over which discretion is restricted:** a. The matters in NFL-P6; and b. The positive effects of the activity.

NFL-R6	**Afforestation for commercial forestry**	

ONL and ONF outside the coastal environment	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable
ONL and ONF within the coastal environment	3. **Activity status:** Non-Complying	4. **Activity status when compliance not achieved:** Not Applicable

NFL-R7	**Indigenous vegetation clearance and earthworks associated with conservation activities**	
ONL and ONF	1. **Activity status:** Permitted **Where:** a. The activity complies with the following standards: i. NFL-S4 Earthworks; and ii. NFL-S5 Vegetation clearance. 2. NFL- R1 to NFL-R2 do not apply to the activities provided for in this rule.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The matters in NFL-P6; and b. The positive effects of the activity.

NFL-R8	**Mining activities and quarrying activities**	
ONL and ONF	1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Outstanding Natural Features and Landscapes standards

NFL-S1	**Building and structure height**
1. The height of any building, or structure, or alteration or addition to an existing building shall not exceed 5.5m above ground level.	2. **Activity status when compliance not achieved:** Refer to relevant rule.

NFL-S2	**Gross floor area**
1. The gross floor area of any new building or existing building plus addition must not exceed: a. 100m^2 for any accessory building; and b. 150m^2 for any residential unit.	2. **Activity status when compliance not achieved:** Refer to relevant rule.

NFL-S3	**Exterior colour and reflectivity**
1. The building and structure exteriors must: a. Not utilise mirror glazing; and b. Be coloured or painted with a colour with a reflectance value no greater than 35% (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%.	2. **Activity status when compliance not achieved:** Refer to relevant rule.

NFL-S4	Earthworks
1. The earthworks must not exceed 150m^3 in any 12-month period per site; and **2.** The maximum cut height or fill depth must not exceed 2m.	**3. Activity status when compliance not achieved:** Refer to relevant rule.

NFL-S5	Indigenous vegetation clearance
1. The indigenous vegetation clearance must not exceed 150m^2 in any 12-month period per site.	**2. Activity status when compliance not achieved:** Refer to relevant rule.

NFL-S6	Minor upgrading
1. Any addition to a lawfully established building or structure must not exceed 20% of the gross floor area of the existing building or structure; and **2.** The height of any addition to a lawfully established building or structure does not exceed the height of the existing building or structure above ground level.	**3. Activity status when compliance not achieved:** Refer to relevant rule.

PA - Public Access

Overview

Public and customary access to the coastal marine area and waterbodies helps to provide for the social, cultural, and recreational needs of people and communities. Access to the coast and waterbodies is important for the Kaipara District with two coastlines, the Kaipara Harbour, several prominent rivers and tributaries, and many lakes, streams, and rivers.

The RMA and the New Zealand Coastal Policy Statement 2010 (NZCPS) requires that the maintenance and enhancement of public access to the coastal marine area, and waterbodies is recognised and provided for as a matter of national importance.

There are several types of public access to the coastal marine area and waterbodies located throughout the Kaipara District. Through subdivision of land, opportunities for additional esplanade reserves or strips created adjacent to the coast, rivers, lakes, or streams, can increase public access across the Kaipara District. To assist in the creation and enhancement of public access, Esplanade Priority Areas identify key public access linkages in both residential and rural settings. These include key walkways, cycleways, and landlocked titles that may provide public access. The Esplanade Priority Areas are shown as overlays on the District Plan maps.

There are also opportunities for subdivision in the General rural zone to create public access through a reserve lot, which is incentivised by enabling an additional lot in the subdivision. When assessing subdivision applications, Council will consider the opportunity to acquire land for an esplanade reserve. The requirements for esplanade reserves will be implemented in accordance with Section 77 and Part 10 of the RMA and the relevant provisions for esplanade reserves in the Subdivision Chapter.

There is a risk that a potential esplanade reserve or strip might be compromised if it is built on prior to subdivision. To address this risk, the zone rules in Part 3 — Area Specific Matters include standards for buildings and structures to be setbacks from the coastal marine area and waterbodies to help ensure that a 20m wide esplanade free of buildings can be created when subdivision subsequently occurs. The effects of public access also need to be managed to protect the values of sensitive environments, such as Outstanding Natural Character Areas in the coastal environment.

Objectives

PA-O1	Public and customary access
Public and customary access to and along the coastal marine area and waterbodies is maintained and enhanced for current and future generations.	

PA-O2	Adverse effects of public access
Public access does not adversely affect the values of sensitive environments, such as the coastal environment, High Natural Character Areas, Outstanding Natural Character Areas, Outstanding Natural Landscapes, Outstanding Natural Features and Sites and Areas of Significance to Māori.	

Policies

PA-P1	Providing public and customary access
Protect, maintain and enhance public and customary access to and along the coastal marine area and waterbodies by: 1. Encouraging public access by identifying Esplanade Priority Areas; 2. Ensuring subdivision provides public access to the coastal marine area and waterbodies in areas identified as Esplanade Priority Area and in other areas where it is practical to do so; and	

3. Maintaining appropriate setbacks from public access along the coastal marine area and waterbodies.

PA-P2	Activities within public access corridors
Manage activities within public access corridors to mitigate adverse effects on the values of: 1. The Coastal Environment; 2. High Natural Character Areas; 3. Outstanding Natural Character Areas; 4. Outstanding Natural Landscapes; 5. Outstanding Natural Features; and 6. Sites and Areas of Significance to Māori.	

Rules

Notes:

1. *There are no rules for public access contained within this chapter.*
2. *Refer to the Subdivision Chapter for provisions relevant to public access, reserve lots and esplanade reserves, including SUB-S8 Esplanade Reserves and SUB-R5 Servicing Requirements.*

SUB — Subdivision

Overview

Subdivision is the process of dividing land into one or more additional allotments or changing the location of existing allotment boundaries. Subdivision plays an important role in determining the location and density of development as it often enables the subsequent intensification of land use activities. The effects of subdivision can include increased levels of activity and density of built form, effects on character and amenity values, increased traffic generation and demand on infrastructure services.

It is important that the design and layout of a subdivision responds to any constraints on the ability of the allotments to be developed. Constraints may include significant natural, cultural, historical or ecological features within or adjoining the allotments, the potential impact of development on, or effects of, strategic infrastructure, or risks from natural hazards.

The subdivision process enables the design and layout of allotments and the provision of services to be managed. This process ensures that allotments can accommodate the land uses provided for in the relevant zone and that the adverse effects of the subdivision (and anticipated future land use activities) are appropriately avoided, remedied or mitigated.

In the General residential zone, subdivision provides for both infill development where existing urban areas are intensified, and greenfield development where land that was previously rural has been zoned for new urban activities. Infill development includes subdividing existing sites to create new vacant allotments and subdivision around multi-unit residential development where the land-use component has already been approved.

In the General rural zone, subdivision provides opportunities for aggregating landholdings or subdividing into parcel sizes that can support primary production activities. In areas that contain highly productive land in the General rural zone, the focus of the subdivision provisions is to protect that land for use in land-based primary production. In areas that do not contain highly productive land, the subdivision provisions applying to the General rural zone provide a range of options for rural lifestyle development through the Small Lot, Environmental Benefit and Reserve or Esplanade Incentive subdivision rules. However, the most appropriate location for rural lifestyle sized lots is generally in the Rural lifestyle zone, which covers parts of the district that are close to urban services and/or rural settlements, with good transport links.

In the Mangawhai/Hakaru Managed Growth Area, subdivision is limited to ensure that consolidated infrastructure is provided to manage future growth. It is important that sufficient transportation and social infrastructure capacity is available and does not become overburdened due to topographical or geographical constraints. However, there are some small-scale opportunities for further subdivision in this Managed Growth Area through the General Subdivision and Environmental Benefit subdivision rules.

In other zones, such as industrial or Open space zones, subdivision rules aim to enable and support the particular land uses anticipated in those zones. In Special purpose zones and development areas, the subdivision provisions are stand alone and located within the respective chapters.

Subdivision is also the process through which esplanade reserves and strips can be created adjacent to the coast, rivers and lakes to manage conservation values or enable public access and recreation. The Council has mapped Esplanade Priority areas in some locations to identify where existing connections are already in place and signal where subdivision may provide an opportunity to add a missing link or new accessway.

The subdivision chapter contains the main objectives, policies and rules for subdivision. The objectives and policies in the infrastructure, transport and public access chapters are also relevant to subdivision. Where subdivision occurs on land subject to a District Plan overlay, the objectives and policies in the overlay chapter are also applicable.

Objectives

SUB-O1	All subdivision
Subdivision enables efficient use of land and achieves patterns of development that are consistent with the anticipated land use outcomes for the zone.	

SUB-O2	Urban subdivision
Subdivision in urban zones: 1. Responds sympathetically to the context and characteristics of the site; 2. Creates allotments that can accommodate anticipated land use activities; 3. Consolidates urban development; 4. Promotes the health, safety and wellbeing of communities; 5. Contributes to creating a sense of place and identity; and 6. Creates integrated and connected neighbourhoods.	

SUB-O3	Rural subdivision
Subdivision in rural zones: 1. Enables primary production activities to both establish and continue to operate; 2. Protects highly productive land from fragmentation and reverse sensitivity effects; and 3. Provides flexibility to enable people to work and live in a rural environment.	
SUB-O4	**Infrastructure**
Subdivision is integrated with infrastructure services in an efficient, effective and coordinated manner.	

SUB-O5	Esplanade reserves
Esplanade reserves and strips contribute to the protection of identified conservation values, provide natural hazard mitigation, and enable public access to and along waterbodies and the coastal marine area.	

Policies

SUB-P1	Subdivision design and location
Enable subdivision that is designed and located to: 1. Incorporate and respond to existing site features and characteristics, including landforms, vegetation, buildings and cultural and amenity values; 2. Ensure the size and shape of allotments can accommodate anticipated land uses; 3. Avoid or appropriately mitigate the risks of natural hazards; 4. Provide efficient multi-modal transport connections in urban areas; and 5. Promote the efficient use of infrastructure.	

SUB-P2	Infrastructure servicing requirements
Ensure that subdivision and development is appropriately serviced, and that infrastructure is provided in an integrated and coordinated manner, by: 1. Ensuring infrastructure networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; 2. Requiring any staging of subdivision to be undertaken in a way that achieves efficient development and integration of infrastructure; 3. Requiring infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be determined until the allotment is developed; 4. Requiring allotments to connect to the Council's reticulated systems where practicable, except in the General rural zone; 5. Requiring legal and physical access to be provided to each allotment; and 6. Requiring allotments to have access to a suitable water supply.	

SUB-P3	Providing for recreation and public access

Provide for recreation and public access by:

1. Encouraging the provision of public open spaces, that provide for various forms of recreation, within residential zones; and
2. Requiring the location, number, and size of open spaces to be proportionate to the anticipated future density of the neighbourhood.

SUB-P4	Integration and connectivity in urban zones

Maintain integrated and connected neighbourhoods in urban zones by:

1. Requiring new development to provide transport connections to adjoining neighbourhoods and surrounding road networks;
2. Limiting the number and length of cul-de-sacs; and
3. Providing for pedestrian and cycle connections within and between neighbourhoods.

SUB-P5	Esplanade reserves

1. Protect the natural values of the coast and of the District's lakes and rivers, and provide public access to these areas, by requiring esplanade reserves or esplanade strips to be created when:
    a. Allotments less than 4ha are created on the margins of the coast, and adjacent to lakes or rivers; and
    b. Where allotments of 4ha or more are created on the margins of the coast or within esplanade priority areas identified on the planning maps.

   except where:

1. It is impractical to provide all or part of the required esplanade reserve or esplanade strip due to the physical characteristics and/or constraints of the site;
2. A waiver or reduction in width would ensure the security of adjoining property, protect peoples' safety or protect wāhi tapu or culturally significant sites;
3. The purpose of the required esplanade reserve or esplanade strip can be appropriately provided for by alternative means, including within the allotments created by subdivision;
4. The reduced width is sufficient to protect the identified public access, recreation, or conservation values, or to provide for natural hazard mitigation; or
5. The costs of acquiring and/or maintaining the required esplanade reserve or esplanade strip would outweigh the potential public benefit.

Note: *The policies in the Public Access Chapter are also relevant to any resource consent application to waive or reduce the width of a required esplanade reserve or esplanade strip.*

SUB-P6	Subdivision in the General residential zone outside the Mangawhai/Hakaru Managed Growth Area

Provide for subdivision in the General residential zone outside the Mangawhai/Hakaru Managed Growth Area that enables housing development and maintains a high-quality residential environment by:

1. Requiring new vacant allotments to have a size and shape that can accommodate a permitted dwelling and that is consistent with the anticipated character and amenity outcomes for the zone; and
2. Enabling smaller allotments to be created around existing residential units (excluding minor residential units) or consented multi-unit developments in the General residential zone.

SUB-P7	Subdivision in the Rural lifestyle zone

Provide for subdivision that enables appropriate land use activities to occur in the Rural lifestyle zone by:

1. Maintaining minimum lot sizes and suitable dimensions for lots to achieve the character, amenity values and density anticipated in the Rural lifestyle zone;
2. Avoiding subdivision around minor residential units; and
3. Avoiding the creation of undersized lots in the Rural lifestyle zone to ensure the function and desired outcomes for the zone are not undermined.

SUB-P8	Subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area

Ensure subdivision in the General rural zone outside the Mangawhai/Hakaru Managed Growth Area:

1. Avoids the fragmentation of highly productive land unless the productive capacity of that land is maintained or enhanced;
2. Avoids reverse sensitivity effects on primary production activities;
3. Supports a range of primary production activities and other activities that have a functional or operational need for a rural location;
4. Maintains rural character and amenity values;
5. Enables smaller rural lifestyle lots where appropriate and consistent with the requirements for different types of subdivisions in this chapter;
6. Avoids subdivision of minor residential unit; and
7. Is well integrated with the existing transport network infrastructure.

SUB-P9	Subdivision in the Māori purpose zone

Provide for subdivision of land within the Māori purpose zone where the design and layout of allotments can accommodate the anticipated land use activities.

SUB-P10	Subdivision in Open space zones

Avoid subdivision in the Open space zones unless it is required to support the functioning of the open space for recreational, public access or conservation purposes.

SUB-P11	Subdivision in the Estuary Estates (Mangawhai Central) zone

Provide for subdivision in the Estuary Estates (Mangawhai Central) zone by:

1. Ensuring subdivision implements the features of the structure plan and achieves the relevant outcomes of the Mangawhai Design Guidelines and the Estuary Estates Design and Environmental Guidelines.
2. Ensuring subdivision density and lot sizes respond to the site's characteristics, are compatible with the coastal small-town character of Mangawhai and avoid significant landscape and visual effects.
3. Creating a well-connected local roading network consistent with the Estuary Estates Structure Plan and EESPZ-TRAN-Table 1 — Road function and Required Design Elements.
4. Establishing the open spaces and the walking and cycle network illustrated on the Estuary Estates Structure Plan and the amenity buffer between the Service Sub-Zone and the neighbouring residential sites.

SUB-P12	Subdivision in the Mangawhai/Hakaru Managed Growth Area

Restrict further subdivision, including urban infill subdivision, within the Mangawhai/Hakaru Managed Growth Area to ensure consolidated infrastructure, including transportation and social infrastructure, is provided to sustainably manage future growth.

SUB-P13	Subdivision in the Awakino/Cove Road North Precincts

To provide for a range of allotment sizes that accommodate different densities and housing typologies, including affordable housing, where:

1. A mixture of allotment sizes is provided that have the ability to accommodate different housing typologies, including affordable housing.
2. There is sufficient infrastructure/servicing to accommodate the development.
3. The development is sympathetic to the surrounding environment and adverse effects on adjoining sites are managed, including reverse sensitivity effects.
4. A well-connected pedestrian, cycling and transport network is achieved.
5. The subdivision design and allotment sizes respond to the topography and physical characteristics of the land.
6. Best practice subdivision design is achieved by:
    a. Allotments being shaped, sized and orientated to achieve positive sunlight access, onsite

amenity, privacy and outlook.
b. Minimising the creation of rear lots, except where there is no practicable alternative.
c. Integrating opportunities for connectivity with adjacent sites to enable future development opportunities.
d. Efficiently using land and infrastructure.

Rules

SUB-R1	Boundary adjustments	
All zones	1. **Activity status:** Controlled **Where:** a. The degree of non-compliance with any land use standards is not increased; and b. Boundary adjustments comply with SUB-S1 to SUB-S7. 2. **Control is reserved over the following matters:** a. The ability of the allotments to accommodate the anticipated land use as a permitted activity; b. The provision of suitable physical and legal access to each allotment and the extent to which the access complies with the Kaipara District Council Engineering Standards 2011; and c. Access to sites and accessibility for emergency vehicles.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of control listed in SUB-R1.2; and b. Any adverse effects on existing buildings resulting from the new allotment boundaries.

SUB-R2	Alterations to cross leases or conversion of tenure	
All zones	1. **Activity status:** Controlled **Where:** a. Site layout and design; b. The ability for each title or leased area to be accessed; c. Access to infrastructure services; and d. Effects on existing buildings and shared access.	2. **Activity status when compliance not achieved:** Not Applicable

SUB-R3	Subdivision to create new allotments	
General residential zone, Commerical zone, Light industrial zone, Heavy	1. **Activity status:** Controlled **Where:** a. All subdivision complies with SUB-S1 to SUB-S15; b. Subdivision in the General rural zone does not contain land	4. **Activity status when compliance with SUB-R3.1.a to SUB-R3.1.c not achieved:** Discretionary

industrial zone, General rural zone, Rural lifestyle zone	defined as highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and c. Subdivision in the General rural zone must create no more than one additional allotment from the Record of Title being subdivided. **2. This rule does not apply to the Special purpose zones.** **3. Control is reserved over the following matters:** a. The ability of the allotments to accommodate the anticipated land use as a permitted activity; b. The provision of suitable physical and legal access to each allotment and the extent to which the access complies with the Kaipara District Council Engineering Standards 2011; c. The extent to which services for water supply, wastewater, stormwater and electricity comply with the Kaipara District Council Engineering Standards 2011; d. Design and provision of and access to local purpose reserves, esplanade reserves or strips; e. The provision of easements; f. The location of building platforms in relation to a river flood or coastal hazard area or an area subject to land instability; g. Measures to mitigate potential reverse sensitivity effects on existing land uses, such as the use of no-complaints covenants or siting of building platforms; and h. Where allotments are created around proposed multi-unit residential units in the General residential zone or Commercial zone, the provision of a legal mechanism to prevent vacant undersized lots from being	

	created.	
Awakino Precinct	5. **Activity status:** Restricted Discretionary **Where:** All subdivision complies with: a. SUB-PREC1 - Awakino Precinct-S1 Minimum allotment sizes. b. SUB-PREC1 - Awakino Precinct-S2 Maximum urban block size. c. SUB-PREC1 - Awakino Precinct-S3 Water supply. d. SUB-PREC1 - Awakino Precinct-S4 Wastewater disposal. e. SUB-PREC1 - Awakino Precinct-S5 Stormwater disposal. f. SUB-PREC1 - Awakino Precinct-S6 Access in the Awakino Precinct. g. SUB-PREC1 - Awakino Precinct-S7 Road vesting in the Awakino Precinct. h. SUB-PREC1 - Awakino Precinct-S8 Road layout. i. SUB-PREC1 - Awakino Precinct-S9 Awakino Road upgrade. j. SUB-PREC1 - Awakino Precinct-S10 Open space. k. SUB-PREC1 - Awakino Precinct-S11 Ecological enhancement. l. SUB-PREC1 - Awakino Precinct-S12 Archaeological sites. m. SUB-PREC1 - Awakino Precinct-S13 Noise and odour. n. SUB-S2 Building platforms. o. SUB-S3 Setbacks to intensive indoor production, mining or quarrying activities}. p. SUB-S4 Allotments containing existing or proposed buildings. q. SUB-S8 Esplanade reserves. r. SUB-S15 Subdivision of a site subject to natural hazards.	6. **Activity status when compliance not achieved:** Refer to relevant Standard 7. **Matters over which discretion is restricted:** a. The matters in PREC1 - Awakino Precinct-MAT1.
Cove Road North Precinct	8. **Activity status:** Restricted Discretionary **Where:** All subdivision complies with: a. SUB-PREC2 - Cove Road North Precinct-S1 Minimum allotment sizes. b. SUB-PREC2 - Cove Road	9. **Activity status when compliance not achieved:** Refer to relevant Standard 10. **Matters over which discretion is restricted:** a. The matters in PREC2 - Cove Road North Precinct-MAT1.

	North Precinct-S2 Water supply. c. SUB-PREC2 - Cove Road North Precinct-S3 Stormwater disposal. d. SUB-PREC2 - Cove Road North Precinct-S4 Wastewater disposal. e. SUB-PREC2 - Cove Road North Precinct-S5 Access in Cove Road North Precinct. f. SUB-PREC2 - Cove Road North Precinct-S6 Road vesting in Cove Road North Precinct. g. SUB-PREC2 - Cove Road North Precinct-S7 Ecological enhancement. h. SUB-PREC2 - Cove Road North Precinct-S8 Provision for the extension of services. i. SUB-S2 Building platforms. j. SUB-S3 Setbacks to intensive indoor production, mining or quarrying activities. k. SUB-S4 Allotments containing existing or proposed buildings. l. SUB-S8 Esplanade reserves. m. SUB-S15 Subdivision of a site subject to natural hazards.	
Within the Mangawhai/Hakaru Managed Growth Area	**11. Activity status:** Discretionary **Where:** a. All subdivision complies with SUB-S1 to SUB-S15;	**12. Activity status when compliance with SUB-R3.11.a not achieved:** Non-Complying
Open space zone and Māori purpose zone	**13. Activity status:** Discretionary	**14. Activity status when compliance with SUB-R3.13 not achieved:** Non-Applicable

SUB-R4	**Small lot subdivision**	
General rural zone	**1. Activity status:** Controlled **Where:** a. The record of title to be subdivided must be dated prior to 28 April 2025; b. The subdivision must create no more than five additional allotments from the Record of Title being subdivided; c. The subdivision must not be located in the Mangawhai/Hakaru Managed Growth Area; d. The allotments (the new lots) must each have a minimum net site area (excluding access legs) of 4,000m^2, except where	**3. Activity status when compliance with SUB-R4.1.a, b, d and e not achieved:** Discretionary **4. Activity status when compliance with SUB-R4.1.c not achieved:** Non-Complying **5. Activity status when compliance with SUB-R4.1.f not achieved:** Refer to relevant Standard

	the proposed allotment is an access allotment, utility allotment or road to vest in Council; e. The land to be subdivided into the additional small lots is not highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person and accepted by Council); and f. The subdivision complies with SUB-S2 — S15. **2. Control is reserved over the following matters:** a. The ability of the allotments to accommodate a residential unit as a permitted activity; b. The provision of suitable physical and legal access to each allotment and the extent to which the access complies with the Kaipara District Council Engineering Standards 2011; c. The extent to which services for water supply, wastewater, stormwater and electricity comply with the Kaipara District Council Engineering Standards 2011; d. The location of building platforms in relation to mapped river flood or coastal hazard areas or an area subject to land instability; e. The provision of esplanade reserves or strips, and the design and provision of associated access; f. Measures to mitigate potential reverse sensitivity effects on existing land uses, such as the use of no-complaints covenants or siting of building platforms.	

SUB-R5	**Subdivision to create a reserve and incentive lot**	
General rural zone	**1. Activity status:** Controlled **Where:** Subdivision to create a reserve and incentive lot must comply with the following: a. The land being subdivided must	**3. Activity status when compliance with SUB-R5.1.a-d not achieved:** Discretionary **4. Activity status when compliance with SUB-R5.1.e not achieved:** Refer to relevant Standard

	contain an area that is identified in a Kaipara District Council Parks and Reserves Strategy as being required for permanent public access or for reserve purposes; b. The area identified in the Kaipara District Council Parks and Reserves Strategy as being required for permanent public access or for reserve purposes is to be vested in Council; c. No more than one additional allotment in addition to the balance allotment is created, excluding any land vested in Council; d. The additional allotment, excluding the reserve, has a minimum net site area (excluding access leg) of 4,000m^2; and e. The additional allotment complies with SUB-S2 — S15. **2. Control is reserved over the following matters:** a. The matters for control listed in SUB-R3; b. Size and location of the area for which public access or reserve is secured; c. Method of securing public access; d. Management of any land remaining in private ownership over which access rights are granted; e. Location of the additional allotment; and f. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	

SUB-R6	**Environmental benefit subdivision**	
General rural zone	**1. Activity status:** Controlled **Where:** Environmental benefit subdivision must comply with the following: a. SUB-S2 to SUB-S16; b. The significant indigenous vegetation or habitat, natural wetland or duneland to be protected must not be subject	**3. Activity status when compliance with SUB-R6.1.a not achieved:** Refer to relevant Standard **4. Activity status when compliance with SUB-R6.1.b-h not achieved:** Discretionary

		to a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices; c. The subdivision will protect all areas of significant indigenous vegetation or habitat, natural wetland or duneland by way of a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices; d. Each separate area of significant indigenous vegetation or habitat, natural wetland or duneland proposed to be covenanted must be assessed by a suitably qualified and experienced ecologist as satisfying at least one criteria in Appendix 5 of the Northland Regional Policy Statement (Criteria for determining significance of indigenous biodiversity); e. An ecological management plan is prepared to address the ongoing management of the covenanted area(s) to ensure that the values for which the area was covenanted are maintained. The ecological management plan must include: i. Fencing requirements for the covenanted area(s) including how the areas are excluded from stock intrusion; ii. Details of ongoing pest plant and animal control commitments; and iii. A planting plan showing any enhancement or edge planting required within the covenanted area(s); f. All proposed new environmental allotments are to have a minimum net site area (excluding access legs) of 4,000m^2; g. The record of title to be subdivided must be dated prior to 28 April 2025; and h. The land to be subdivided into the environmental benefit lots is not highly productive land (as determined by either the New	

	Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person). 2. **Control is reserved over the following matters:** a. The matters for control listed in SUB-R3; b. Subdivision design and layout and proximity to the significant indigenous vegetation or habitat, natural wetland or duneland being protected; c. The ecological benefits that will result from the subdivision and level of protection and enhancement proposed; d. Matters contained in the ecological management plan for the covenanted area(s); e. The extent of earthworks, including earthworks for the location of building platforms and access ways; f. The use of covenants protecting individual trees or smaller areas of indigenous vegetation or habitat, natural wetland or duneland that are not sustainable; and g. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	

SUB-R7	**Restoration or enhancement planting**	
General rural zone	1. **Activity status:** Restricted Discretionary **Where:** An area of existing indigenous vegetation or natural wetland does not comply with the minimum area requirements provided in SUB-S16 (and is therefore not a controlled activity under SUB-R6), revegetation or enhancement planting may be undertaken to enable an existing area to meet the minimum area requirements in SUB-S16, where the planting complies with the following: a. The significant indigenous vegetation, natural wetland or	3. **Activity status when compliance with SUB-R7 not achieved:** Discretionary

		duneland to be protected is not already subject to a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices; b. The subdivision proposes to protect all areas of significant indigenous vegetation or habitat, natural wetland or duneland by way of a conservation covenant pursuant to the Reserves Act 1977; or the Queen Elizabeth II National Trust Act 1977; or consent notices; c. Each separate area of significant indigenous vegetation or habitat, natural wetland or duneland included in the total area of indigenous vegetation or natural wetland to be covenanted must be assessed by a suitably qualified person as satisfying at least one criteria in Appendix 5 of the Northland RPS (Criteria for determining significance of indigenous biodiversity); d. An ecological management plan is prepared to address the ongoing management of the covenanted area(s) to ensure that the values for which the area was covenanted are maintained. The ecological management plan must include: i. Fencing requirements for the covenanted area(s), including how the areas are excluded from stock intrusion; ii. Details of ongoing pest plant and animal control commitments; and iii. A planting plan showing any enhancement or edge planting required within the covenanted area(s), and evidence that the planting plan has been implemented for a minimum period of 12 months for the feature being restored or enhanced prior to an application for subdivision under this rule being made to	

	Council; e. All proposed new environmental allotments are to have a minimum net site area (excluding access legs) of 4,000m^2; f. The record of title to be subdivided must be dated prior to 28 April 2025; and g. The land to be subdivided into the environmental benefit lots is not highly productive land (as determined by either the New Zealand Land Resource Inventory maps or a property scale site specific assessment Land Use Capability Classification prepared by a suitably qualified person); **2. Discretion is restricted to the following matters:** a. The matters of control listed in SUB-R3; b. Subdivision design and layout and proximity to the significant indigenous vegetation or habitat, natural wetland or duneland being protected; c. The ecological benefits that will result from the subdivision and level of protection and enhancement proposed; d. Matters contained in the ecological management plan for the covenanted area(s); e. The extent of earthworks, including earthworks for the location of building platforms and access ways; f. The use of covenants protecting individual trees or smaller areas of indigenous vegetation or habitat, natural wetland or duneland that are not sustainable; and g. The subdivision layout and design regarding how this may impact on the operation, maintenance, upgrading and development of existing infrastructure assets.	

SUB-R8	**Subdivision of land within Open space zones and Māori purpose zones**	
Open space zone, Natural open space zone, Sport and	**1. Activity status:** Discretionary	**2. Activity status when compliance not achieved:** Not Applicable

active recreation zone, Māori purpose zone		

SUB-R9	Subdivision of minor residential units	
General residential zone	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable
General rural zone, Rural lifestyle zone	3. **Activity status:** Non-Complying	4. **Activity status when compliance not achieved:** Not Applicable

Standards

SUB-S1	Minimum allotment sizes (excluding access legs)	
Commercial zone	1. Allotments must have a minimum net site area of 250m^2. 2. Except that no minimum net site area requirement applies to any allotment created around an existing or proposed residential unit that forms part of a multi-unit development for which a resource consent or building consent has been granted (excluding minor residential units).	10. **Activity status when compliance not achieved:** Discretionary
Light industrial zone	3. Allotments must have a minimum net site area of 500m^2.	
Heavy industrial zone	4. Allotments must have a minimum net site area of 2,000m^2.	
General residential zone	5. Allotments must have a minimum net site area of: a. 600m^2, or b. 400m^2 if reticulated water supply and wastewater services are available outside of Mangawhai. 6. Except that no minimum net site area requirement applies to any allotment created around an existing or proposed residential unit that forms part of a multi-unit development for which resource consent has been granted (excluding minor residential units).	
Rural lifestyle zone	7. Allotments must have a minimum net site area of 4,000m^2.	
General rural zone	8. Allotments must have a minimum net site area of 12ha.	

All zones	**9.** No minimum net site area applies to any proposed allotment that is an access allotment, utility allotment or road to vest in Council.	

SUB-S2	**Building platforms**	
General residential zone	**1.** Where each allotment has a building platform that: a. Can accommodate a circle with a diameter of 12m, exclusive of boundary setbacks; b. Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; c. Is not subject to inundation in a 100-year flood event; d. Could accommodate a dwelling as a permitted activity; and e. Except that no minimum dimensions apply to allotments containing existing or proposed multi-unit development, access allotments, utility allotments or roads to vest in Council.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Earthworks and fill material required for building platforms and access; b. Geotechnical suitability for building; c. Mitigation of the risks from natural hazards; d. Whether the allotment area and dimensions are suitable for the intended land use; e. Compatibility with the pattern of the surrounding subdivision, land use activities, and access arrangements; f. Any physical constraints; and g. Whether a suitable alternative building platform can be provided.
General rural zone, Rural lifestyle zone	**2.** Where each allotment has a building platform that: a. Can accommodate either: i. An area of 1,000m^2 exclusive of boundary setbacks; or ii. A circle with a diameter of at least 30m, exclusive of boundary setbacks; b. Is certified by a geotechnical engineer as geotechnically stable and suitable for a building platform; c. Is not subject to inundation in a 100-year flood event; d. Can accommodate a dwelling as a permitted activity; and e. Except that this requirement does not apply to access allotments, utility allotments or roads to vest in Council.	

SUB-S3	**Setback to intensive indoor primary production, mining or quarrying activities**	
All zones	**1.** Where subdivision of land is proposed within 300m of an existing intensive indoor primary production activity or within 500m of an existing mining or quarrying activity, each allotment shall provide an identified building platform that is set back the following minimum distances:	**3. Activity status when compliance not achieved:** Discretionary

	a. 300m from any intensive indoor primary production activity; and b. 500m from the site boundary of any mining or quarrying activity. **2. This standard does not apply to:** Any proposed allotment that is an access allotment, utility allotment or road to vest in Council.	

SUB-S4	**Allotments containing existing or proposed buildings**	
All zones	**1.** Where subdivision of land is proposed around existing buildings, and proposed buildings for which building consent has been issued, the subdivision must: a. Comply with the relevant zone rules relating to: i. Height in relation to boundary; ii. Building coverage; iii. Building setbacks; iv. Outdoor living space; or b. Be subject to an approved resource consent for the proposed non-compliances with the rules listed in 1.a.i-iv above.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Amenity and character values of the area and surrounding environment; and b. Adverse effects on existing buildings.

SUB-S5	**Servicing requirements**	
All zones	**1.** All new allotments, except allotments for access, roads, utilities or reserves, must be provided with: a. Three waters infrastructure complying with the Kaipara District Council Engineering Standards 2011; and b. The option to connect to a reticulated electrical supply network at the net-site area boundary or demonstrate that this can be generated and supplied on-site.	**2. Activity status when compliance not achieved:** Discretionary

SUB-S6	**Access**	
All zones	**1.** Each allotment shall have legal access to a formed road. **2.** Vehicular access shall be designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011.	**3. Activity status when compliance not achieved:** Discretionary

SUB-S7	**Roads, cycleways and footpaths**	
All zones	**1.** Roads, cycleways and footpaths shall	**2. Activity status when compliance**

	be designed, constructed and vested in accordance with the Kaipara District Council Engineering Standards 2011.	**not achieved:** Discretionary

SUB-S8	**Esplanade reserves**	
All zones	**1.** Where allotments less than 4ha are created adjacent to: a. The coast; b. The bank of any river where the bed has an average width of 3m or more; or c. A lake with a bed of 8ha or more; or d. A 20m wide esplanade reserve or esplanade strip shall be created along the mark of mean high water springs or along the margin of the lake or river. **2.** Where allotments 4ha or more are created adjacent to: a. Mean high water springs; or b. Water bodies identified on the planning maps as Esplanade Priority Areas; or c. A 20m wide esplanade reserve or esplanade strip shall be created along the mark of mean high water springs or along the margin of the water body.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Costs and benefits of acquiring and maintaining the land; b. Whether the purpose of the required esplanade reserve or strip can be achieved by alternative means; c. The physical characteristics and constraints of the site; d. The actual and potential adverse effects on existing activities on adjoining sites or on the health and safety of the public that would occur if the required esplanade reserve or strip was created; e. The effects of a reduction in width on the ability to achieve the purpose of the required esplanade reserve or strip.

SUB-S9	**Subdivision of land within the National Grid Corridor**	
All zones	**1.** Any proposed building platform must be located entirely outside of the National Grid Yard.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development of, including access to, the National Grid; b. The risk of electrical hazards affecting public or individual safety, and the risk of property damage; c. The nature and location of any vegetation to be planted in the vicinity of National Grid transmission lines, and the how such landscaping will impact on the operation, maintenance, upgrade and development (including access)

		of the National Grid; d. The risk to the structural integrity of the National Grid; and e. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on and amenity and nuisance effects of the National Grid asset.

SUB-S10	Subdivison of land within the Gas Transmission Pipeline Corridor	
All zones	**1.** Any proposed building platform must be located at least 20m from the gas pipeline or any above ground station.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The subdivision layout and design in regard to how this may impact on the operation, maintenance, upgrading and development (including access) of the Gas Transmission network; b. The risk to public or individual safety, or property damage; c. The nature and location of any earthworks and how such earthworks will impact on the operation, maintenance, upgrade and development (including access) of the Gas Transmission network; d. The risk to the structural integrity of the Gas Transmission network; e. The extent to which the subdivision design and consequential development will minimise the potential reverse sensitivity on the Gas Transmission network; and f. The outcome of any consultation with the owner and operator of the Gas Transmission network. **Note:** *If a resource consent application is made under this standard, the owner and operator of the Gas Transmission Pipeline will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.*

SUB-S11	Subdivision of a site containing a heritage item or building	

All zones	**1.** Where a site being subdivided contains a historic heritage building, item or site listed in SCHED1 - Historic Heritage Resources, the setting or extent of the building or item must be contained within one allotment.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Any adverse effects on the historic heritage building, item or site. These effects include, but are not limited to: i. Whether the access to, size and shape of the proposed allotments are adequate to contain each historic heritage building or item within its setting or extent; and ii. Whether the historic heritage values can be retained and protected if the land is subdivided. b. Where the item is listed with Heritage New Zealand Pouhere Taonga, whether consultation has been undertaken and the outcome of that consultation.

SUB-S12	**Subdivision of a site containing a notable tree**	
All zones	**1.** Where a site being subdivided contains a protected tree or group of trees listed in SCHED2 — Notable Trees, the notable tree(s) must be contained within one allotment.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Whether the subdivision layout and design provides for the protection of the tree or trees; and b. Any effect on a notable tree or group of trees as a result of the subdivision; and c. Whether alternative methods of subdivision design are available to retain or protect the tree or group of trees.

SUB-S13	**Subdivision of a site containing a site or area of significance to Māori**	
All zones	**1.** Where a site being subdivided contains a Site or Area of Significance to Māori listed in SCHED3 - Sites and Areas of Significance to Māori, the Site or Area of Significance to Māori must be contained within one allotment.	**2. Activity status when compliance not achieved:** Discretionary

SUB-S14	**Subdivision of a site within a natural character, coastal environment, outstanding natural feature (ONF) or outstanding natural landscape (ONL) overlay**	
All zones	**1.** Any proposed building platform must	**2. Activity status when compliance**

	be located entirely outside of the following areas: a. High natural character area; b. Coastal environment overlay within the General rural zone; c. Outstanding natural character area; d. Outstanding natural landscape; and e. Outstanding natural feature.	**with SUB-S14.1.a-b not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The proposed location and design of the subdivision; and b. Integration of potential building platforms into the landscape. 4. **Activity status when compliance with SUB-S14.1.c-e not achieved:** Discretionary

SUB-S15	**Subdivision of a site subject to natural hazards**	
All zones	1. Any proposed building platform must be located entirely outside of the following areas: a. Coastal flood hazard area; b. River flood hazard area; and c. High risk hazard area.	2. **Activity status when compliance with SUB-S15.1.a-b not achieved:** Discretionary 3. **Activity status when compliance with SUB-S15.1.c not achieved:** Non-Complying **Note:** *Any application for a resource consent in relation to a site that is potentially affected by a natural hazard must be accompanied by a report prepared by a suitably qualified and experienced engineer that provides a site-specific assessment of the natural hazard risks and how the proposal will manage those risks.*

SUB-S16	**Environmental benefit subdivision lot entitlements**	
General rural zone	1. Environmental benefit subdivision must comply with SUB-S16-Table 1 below for protection of indigenous vegetation or habitat or for protection of natural wetlands or dunelands.	2. **Activity status when compliance not achieved:** Discretionary

SUB-S16-Table 1

Total area of significant indigenous vegetation, habitat, or natural wetland or duneland to be legally protected on an individual Record of Title	**Maximum number of lots that can be created from an individual Record of Title**
Greater than 0.5ha (5,000m^2) per lot	5

Subdivision standards for Awakino Precinct

SUB-PREC1 - Awakino Precinct-S1	Minimum allotment sizes
1. Every allotment has a minimum net site area of 450m^2 and an average net site area of 600m^2; and 2. Where every allotment has an area of 450m^2 exclusive of vested assets, shared access and land located within Sub-Area A as identified Awakino Precinct Plan.	3. **Activity status when compliance not achieved:** Discretionary

SUB-PREC1 - Awakino Precinct-S2	Maximum urban block size
1. Every urban block has: a. A maximum length of 250m. b. A maximum perimeter (bounded by roads) of 750m.	2. **Activity status when compliance not achieved:** Discretionary

SUB-PREC1- Awakino Precinct-S3	Water supply
1. Compliance is achieved with SUB-S5 Servicing requirements.	2. **Activity status when compliance not achieved:** Discretionary

SUB-PREC1 - Awakino Precinct-S4	Wastewater disposal
1. Compliance is achieved with SUB-S5 Servicing requirements.	2. **Activity status when compliance not achieved:** Discretionary

SUB-PREC1 - Awakino Precinct-S5	Stormwater disposal
1. Compliance is achieved with SUB-S5 Servicing requirements; and 2. All allotments are provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surface, in such a way as to mitigate any adverse effects of stormwater runoff on the receiving environment by providing: a. Treatment of the Water Quality Volume (WQV) or Water Quality Flow (WQF) from all contaminant generating impermeable surfaces by a water quality device for the relevant contaminants; b. Retention (volume reduction) of a minimum of 5mm runoff depth for all impermeable surfaces; c. Detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post-development runoff volumes from the 1/3 of the 2 year ARI, 24-hour rainfall event with climate	4. **Activity status when compliance not achieved:** Discretionary 5. **When considering an application for Resource Consent under this rule, Council may, without being limited to, have regard to the following matters:** a. The extent to which run-off from a developed catchment is discharged back to its natural catchment; b. The applicability of retention to be provided within a 72-hour period; and c. The extent to which inert building materials are to be utilised (e.g., inert roof materials).

change minus any retention volume provided for all impermeable surfaces; and d. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011. **3. Information requirement:** a. Any application shall be supported by a detailed stormwater assessment report and stormwater management plan prepared by a suitably qualified engineer to confirm that the proposal will achieve the following: i. Treatment of the Water Quality Volume (WQV) or Water Quality Flow (WQF) from all contaminant generating impermeable surfaces by a water quality device for the relevant contaminants; ii. Retention (volume reduction) of a minimum of 5mm runoff depth for all impermeable surfaces; iii. Detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post-development runoff volumes from the 1/3 of the 2 year ARI, 24-hour rainfall event minus any retention volume provided for all impermeable surfaces; and iv. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011. **Note 1:** *Within the Awakino Precinct, 1/3 of the 2 Year ARI 24hr rainfall depth with climate change is to be used to determine the Water Quality Volume (WQV) when designing a treatment device.* **Note 2:** *Within the Awakino Precinct, good management practice for stormwater management is equivalent to those set out in the guideline document, Stormwater Management Devices in the Auckland Region (GD01).*	

SUB-PREC1 - Awakino Precinct-S6	**Access in Awakino Precinct**
1. Each allotment shall have legal access to a formed road.	**3. Activity status when compliance not achieved:** Discretionary

2. Vehicular access shall be designed and constructed in accordance with TRAN-PREC2 - Awakino Precinct-R4A.	

SUB-PREC1 - Awakino Precinct-S7	Road vesting in Awakino Precinct
1. Driveways serving eight or more allotments shall be by public road vested with Council.	2. **Activity status when compliance not achieved:** Discretionary 3. **When considering an application for Resource Consent under this rule, Council may, without being limited to, have regard to the following matters:** a. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential effects on the accessibility and safety of transport networks; b. Whether the subdivision creates lots adjoining public open space (including recreation reserves and riparian/green corridors) that are designed to encourage passive surveillance of reserve areas having regard to finished contours, retaining, fencing and landscaping; c. Whether parks will be accessible to pedestrians and cyclists and located to integrate with riparian margins and the Green Road where possible; and d. The extent to which a green street is created, providing a connection between open space, parks in a manner that provides ecological benefit, encourages cycle and pedestrian movement between areas of open spaces.

SUB-PREC1 - Awakino Precinct-S8	Road layout
1. Any subdivision to create new allotments within the Awakino Precinct shall: a. Construct and establish a loop road (to vest as a public road) in accordance with the Awakino Precinct Primary Loop Road Street Cross-Section and located in general accordance with the indicative Primary Loop Road shown on the Awakino Precinct Plan; or b. Where the full extent of the indicative Primary Loop Road shown on the Awakino Precinct Plan is not provided, any subdivision within the Awakino Precinct shall: i. Construct and establish any part of the indicative Primary Loop Road and within the site boundary in general accordance	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The extent to which adequate access is provided to each lot; b. The extent to which the proposal provides connections to transport networks including walking and cycling and roading function and design, including parking; c. The location of vehicle crossings, private access ways and proposed allotment boundaries so as to avoid no exit roads and cul-de-sacs; d. The nature of proposed street frontage in terms of securing effective, safe access onto a legal road; and

with the indicative Primary Loop Road shown on the Awakino Precinct Plan;
ii. Provide a minimum of two public road intersections with Awakino Road where those intersections are connected internally within the Awakino Precinct via a public road; and
iii. Be constructed in accordance with the Awakino Precinct primary loop road street cross-section; and

c. Construct and establish the Green Amenity Street (to vest as public road) located in general accordance with the indicative Green Amenity Street shown on the Awakino Precinct Plan, where:
i. A minimum of 8 locally eco-sourced indigenous trees, of a minimum planter bag size of 160L shall be planted on each side (16 in total) of the Green Amenity Street within the road reserve; and
ii. The Green Amenity Street shall be established in accordance with the Awakino Precinct Green Amenity Street cross-section.

2. Information requirement:

a. The road layout shall be supported by an Urban Design Assessment prepared by a suitably qualified expert.
b. The Green Amenity Street layout indigenous planting shall be supported by a street tree planting plan prepared by a suitably qualified expert.
c. Any subdivision that creates a new road shall be accompanied by an integrated transport assessment prepared by suitably qualified transport planner or traffic engineer. Information must be provided, detailing how the subdivision design and any methods proposed allows for the safe and efficient function of the transport network. This assessment shall identify any necessary mitigation measures that will be required to address any impacts on the transport network, including:
i. Potential mitigation measures needed both within the proposed development and on the immediately adjacent transport network including any improvements, upgrades, alterations or extensions to the transport network.
ii. Any mitigation required to achieve convenient and safe

e. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential effects on the accessibility and safety of transport networks.

	operation of access points for all users and safe and efficient pedestrian and cycle connections and crossings.	

SUB-PREC1 - Awakino Precinct-S9	Awakino Road upgrade	
1. Subdivision to create new allotments in the Awakino Precinct shall include the following upgrades to Awakino Road: a. Any subdivision that establishes the first public road/Awakino Road intersection in accordance with the Awakino Precinct Plan and results in no more than 150 cumulative residential lots within the Awakino Precinct shall upgrade Awakino Road to an urban road standard at the intersection location at a distance 25 metres north and south of the centre of the intersection; or b. Any subdivision that results in more than 150 cumulative residential lots within the Awakino Precinct, shall upgrade Awakino Road to an urban road standard from 10 metres south of Paratai Place to the northern most public road/Awakino Road intersection from Awakino Precinct; or c. Any subdivision that establishes the Northern Access Road/Awakino Road intersection as shown on the Awakino Precinct Plan shall upgrade Awakino Road to an urban standard from the proposed intersection to the northern most Primary Loop Road/Awakino Road intersection in accordance with the Awakino Precinct Plan, or a distance of 180m to the south should the northern most Primary Loop Road/Awakino Road intersection not be established/proposed. **2.** Any Awakino Road upgrading required in Standard SUB - Awakino Precinct-S10.1.a-c shall be limited to: a. Kerb and channel on both sides of road; b. Infill of existing open swale drainage; c. 7.5 metre-wide carriageway (face of kerb to face of kerb); d. Re-establishment of abutting properties vehicle crossings; e. Where there is no existing and physically established primary pedestrian crossing within Awakino Road, located within 750m south of the proposed intersection, a pedestrian crossing shall be established: i. South of the new intersection by no more than 50 metres; and	**6. Activity status when compliance not achieved:** Discretionary	

ii. Where less than 150 residential lots are established the pedestrian crossing shall be formed to a supporting standard; or
iii. Where more than 150 residential lots are established the pedestrian crossing shall be formed to a primary standard and no other primary pedestrian crossing point is located within 750m to the south;
iv. To connect by a 1.8 metre wide footpath, the new footpath/shared paths to be constructed as part of proposed road infrastructure to existing footpaths on the western side of Awakino Road;

f. Where there is an existing and physically established primary pedestrian crossing within Awakino Road located within 750m south of the proposed intersection, a footpath shall be established along the eastern side of Awakino Road to the location of that pedestrian crossing; and
g. Where there is no existing and physically established footpath, a 1.8 metre wide footpath on the eastern side of Awakino Road.

3. Standard SUB-PREC1 **-** Awakino Precinct-S10.1.a - c shall not apply if works have already been consented and constructed.

4. Where there is an existing and physically established pedestrian crossing within Awakino Road located within 750m south of the proposed intersection, and no other pedestrian crossing is proposed under Standard SUB-PREC1 - Awakino Precinct-S10.1.a - c, a 1.8m wide footpath shall be established along the eastern side of Awakino Road from the northern most public road/Awakino Road intersection from Awakino Precinct to the location of that existing pedestrian crossing (where there is no existing and physically established footpath).

5. Any subdivision which results in a cumulative total of 70 additional peak hour (not daily) traffic movements from the Awakino Precinct at the intersection of State Highway 12 and Awakino Road must be accompanied by an integrated transport assessment prepared by suitably qualified transport planner or traffic engineer. Any assessment shall be commensurate to the scale and effect of the proposed development, and identify of any necessary mitigation measures that will be required to address any impacts on the transport network, including:

a. A summary of the implications that the

development will have for transport on the intersection with Awakino Road and the State Highway, including any proposed mitigation measures; and b. A Safe System Approach Assessment of the intersection.	

SUB-PREC1 - Awakino Precinct-S10	Open space
1. Any subdivision within the Awakino Precinct, where the site contains an indicative neighbourhood park shown on the Awakino Precinct Plan shall provide a neighbourhood park that shall: a. Be no less than 3000m2 in net site area for the provision of a children's play area; b. Be located in general accordance with the indicative neighbourhood park Awakino Precinct Plan; and c. Include flat open spaces suitable for a range of informal recreational activities. **2.** Standard SUB-PREC1 - Awakino Precinct-S8.a shall not apply where a neighbourhood park has been legally established within the Awakino Precinct. **3. Information requirement:** a. Any application that provides a neighbourhood park shall be supported by a plan confirming the park is suitably located, sized and provides for a range of recreational opportunities.	**4. Activity status when compliance not achieved:** Discretionary

SUB-PREC1 - Awakino Precinct-S11	Ecological enhancement
1. Any subdivision within the Awakino Precinct where the site contains a natural wetland, river or indigenous vegetation shown on the Awakino Precinct Plan shall legally protect in perpetuity and manage on an ongoing basis the ecological feature in accordance with an Ecological Enhancement and Management Plan. **2. Information requirement:** a. Any application shall be supported by an Ecological and Wetland Assessment and Ecological Management Plan prepared by a suitably qualified expert to ensure that existing natural wetland, river or indigenous vegetation and ecological values on site are appropriately enhanced as a part of site development. Any Ecological and Wetland Assessment shall consider requirements under the NPS-IB (2023).	**3. Activity status when compliance not achieved:** Discretionary

SUB-PREC1 - Awakino Precinct-S12	Archaeological sites
1. Any subdivision within the Awakino Precinct where the site contains a natural wetland, river or indigenous vegetation shown on the Awakino Precinct Plan shall legally protect in perpetuity and manage on an ongoing basis the ecological feature in accordance with an Ecological Enhancement and Management Plan.	2. **Activity status when compliance not achieved:** Discretionary

SUB-PREC1 - Awakino Precinct-S13	Noise and odour
1. Any subdivision within the Awakino Precinct where the site boundary adjoins the Designation D3 - Dargaville Landfill shall establish and provide for on-going maintenance of a noise barrier where: a. The noise barrier is located in accordance with the Awakino Precinct Noise Plan; b. The noise barrier is a total of 2.5 metres finished height above ground level at the adjacent boundary; c. The noise barrier is comprised of either: i. An earth bund; or ii. An acoustic fence; or iii. A combination of a base earth bund and acoustic fence; d. The design and construction of the noise barrier shall: i. Be certified by a suitably qualified engineer to confirm that the noise barrier finished height of the bund complies with the relevant rules following settlement; and ii. Be certified by a suitably qualified acoustic engineer to confirm that the acoustic fence has an overall surface density of at least 10kg/m2 with less than 1% leakage between fence palings and between the bund and the bottom of the fence. **Note:** *For the purpose of this rule an acoustic fence shall not constitute a building and shall not require approval under Standards SUB-PREC1 - Awakino Precinct-S2, SUB-PREC1 - Awakino Precinct-S3, and SUB-PREC1 - Awakino Precinct-S4.*	2. **Activity status when compliance not achieved:** Discretionary

Subdivision standards for Cove Road North Precinct

SUB-PREC2 - Cove Road North Precinct-S1	Minimum allotment sizes

Cove Road North Precinct	**1.** Allotments must have a minimum net site area of 600m^2.	**3. Activity status when compliance not achieved:** Discretionary
Cove Road North Precinct - Northern Sub-precinct	**2.** Allotments must have a minimum net site area of 1000m^2.	

SUB-PREC2 - Cove Road North Precinct-S2	**Water supply**

1. Where a Council water supply is available:
   a. The written approval of Council's Asset Manager is obtained and provided with the application to confirm that the Council water supply can be extended to serve the subdivision;
   b. All allotments are provided, within their net site area, with a connection to the Council water supply; and
   c. All water pipelines vested with Council shall be protected by an Easement in favour of Council.

2. Where a public supply is not available, water supplies to all developments shall:
   a. Meet the requirements of PREC2 - Cove Road North Precinct Table 1: Water supply requirements where a public supply is not available

3. Activity status when compliance not achieved: Restricted Discretionary

4. Matters over which discretion is restricted:
   a. Whether, and the extent to which, an adequate supply of water can be provided to every allotment being created on the subdivision;
   b. Whether, and the extent to which, the water supply meets the requirements of the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer; and
   c. Sufficient firefighting water supply is available.

Note:
For avoidance of doubt, an example of sufficient firefighting water for a single residential unit will generally include (subject to site-specific risks) 10,000 litres of water from sources that are:
   a. *Within 90 metres of an identified building platform on each lot;*
   b. *Existing or likely to be available at a time of development of the lot;*
   c. *Accessible and available all year round; and*
   d. *May be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot.*

SUB-PREC2 - Cove Road North Precinct-S3	**Stormwater disposal**

1. Where available all allotments are provided, within their net site area, with:
   a. A connection to a Council-maintained stormwater system; or

2. Where no Council system is available:
   a. All allotments are provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surface, in such a way as

3. Activity status when compliance not achieved: Restricted Discretionary

4. Matters over which discretion is restricted:
   a. Whether there is sufficient control of water-borne contaminants, litter and sediment;
   b. Whether there is sufficient land available for disposal of stormwater;
   c. Whether and the extent to which the capacity of the downstream stormwater

to mitigate any adverse effects of stormwater runoff on the receiving environment by providing:

i. Retention (volume reduction) of a minimum of 5mm runoff depth for all impermeable surfaces;
ii. Detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post- development runoff volumes from the 1/3 of the 2 Year Average Recurrence Interval (ARI), 24-hour rainfall event with climate change minus any retention volume provided for all impermeable surfaces;
iii. Detention (temporary storage) of the 20% and 10% AEP to pre-development levels due to undercapacity downstream infrastructure;
iv. Detention (temporary storage) of the 1% AEP to pre-development levels due to downstream flooding.
v. Treatment of the Water Quality Volume (WQV) or Water Quality Flow (WQF) from contaminant generating impermeable surfaces; and
vi. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011.

Note 1:
Stormwater discharges may require Resource Consent under the Regional Water and Soil Plan for Northland. Applicants should contact the Northland Regional Council to determine whether or not a Resource Consent is required.

Note 2:
Where parallel Resource Consent for stormwater discharge is required from the Northland Regional Council, Kaipara District Council will seek to undertake joint processing of both applications, via delegated authority from the Northland Regional Council.

Note 3:
The discharge of stormwater into the rail corridor is an offence under the Railways Act 2005 unless the written consent of the New Zealand Railways Corporation has been provided.

Note 4: *Within Cove Road North Precinct, stormwater management shall follow good management practice f equivalent to those set*

system is able to cater for increased runoff from the proposed allotments;
d. Whether and the extent to which measures are necessary in order to give effect to any drainage;
e. Whether and the extent to which measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles are effective;
f. Whether and the extent to which the stormwater infrastructure within the subdivision, is able to link with existing disposal systems outside the subdivision;
g. Whether and the extent to which the development meets the relevant performance standards or the Kaipara District Council Engineering Standards 2011 or the Mangawhai Hills Development Area Stormwater Management Plan;
h. The extent to which run-off from a developed catchment is discharged back into its natural catchment;
i. The applicability of retention to be provided within a 72-hour period;
j. The extent to which inert building materials are to be utilised (e.g., inert roof material); and
k. The extent to which effects arising from the loss of flood storage and increase in peak flows downstream are avoided or mitigated.

out in the guideline document, Stormwater Management Devices in the Auckland Region (GD01). **Note 5:** *The management of sediment flows within and from Cove Road North Precinct shall follow good management practices set out in the GD05 Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region.*	

SUB-PREC2 - Cove Road North Precinct-S4	**Wastewater disposal**
1. Where a Council reticulated wastewater system is available: a. The written approval of Council's Asset Manager is obtained and provided with the application to confirm that the Council wastewater system can be extended to serve the new development or subdivision; b. All allotments are provided, within their net site area, with a connection to the Council reticulated wastewater system; c. The reticulated wastewater system is designed and constructed in accordance with the specific requirements of the Council wastewater system; and d. All wastewater pipelines vested with Council shall be protected by an easement in favour of Council; or **2.** Where a community wastewater system is proposed, the system shall be designed in accordance with AS/NZS1547:2008 - Onsite Wastewater Management Standards; or **3.** Where no Council system is available, all allotments are provided, within their net site area, with: a. 1,500m^2 area of land per household for wastewater disposal within the boundaries of the site. The area shall be clear of building sites, driveways and manoeuvring areas; b. The applicant must demonstrate that an on-site disposal system meeting the requirements of the Regional Water and Soil Plan for Northland can be installed; and c. Applicants shall demonstrate that any effluent discharges comply with the requirements of the Regional Water and Soil Plan for Northland (or consent for discharges from the Northland Regional Council has been obtained).	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Whether the capacity, availability and accessibility of the reticulated system is adequate to serve the proposed subdivision; b. Whether there is sufficient land available for wastewater disposal on site, minimum 2,000m^2 for unserviced sites; whether and the extent to which the application includes the installation of all new reticulation, and complies with the provisions of the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer; c. Whether the existing wastewater treatment and 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 impracticable, whether a suitable wastewater 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 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 to the environment from a suitable wastewater or other disposal system, together with any consent notices to ensure compliance; h. The need for and extent of any financial contributions in accordance with the Financial Contributions chapter to achieve the above matters; i. Whether there is a need for a local purpose reserve to be set aside and vested in Council as a site for any public wastewater utility for disposal or treatment purposes required to be provided; j. The provision of practical vehicular access from a public road to and along any area vested with Council for wastewater purposes; and k. Whether the subdivision represents the best practicable option in respect of the provision that is made for the disposal of wastewater.

SUB-PREC2 - Cove Road North Precinct-S5	**Access in Cove Road North Precinct**
1. Each allotment shall have legal access to a formed road. **2.** Vehicular access shall be designed and constructed in accordance with TRAN-R4 Vehicle Access in Cove Road North Precinct.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in rule TRAN-R4.

SUB-PREC2 - Cove Road North Precinct-S6	**Road vesting in Cove Road North Precinct**
1. Road vesting shall be in accordance with the following requirements: a. Driveways serving eight or more allotments shall be by public road vested with Council.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. When considering an application for Resource Consent under this rule, Council may, without being limited to, have regard to the following matters:** a. The extent to which any road, cycling and pedestrian connections are established generally in accordance with the Cove Road North Precinct Plan; and b. Adequacy of the extent, location and formation of pedestrian connectivity (footpath connections) along Cove Road and Mangawhai Heads Road, and roads

	within the Cove Road North Precinct, based on the level of demand generated by the development.

SUB-PREC2 - Cove Road North Precinct-S7	Ecological enhancement
1. The subdivision of any site containing an ecological feature including indigenous terrestrial or aquatic habitat shall legally protect any indigenous habitats in perpetuity and manage the ecological feature on an on-going basis in accordance with an approved Ecological Enhancement and Management Plan. 2. Information Requirement a. Any application shall be supported by the following: a. A detailed Ecological Assessment prepared by a suitable qualified ecologist identifying and delineating all natural features contained within the site contained within the site boundaries and assesses the effects of the proposed site development on these features, and provide recommendations how these may be avoided, remedied or mitigated; b. An Ecological Enhancement and Management Plan designed to ensure that all ecological features are appropriately enhanced as part of site development works; and c. A Wetland Assessment prepared by a suitably qualified ecologist identifying any potential effects associated with the development proposal on wetland features and how these will be avoided, remedied or mitigated, where 'natural wetland' areas as defined under NPSFM (2020) are located within a 100m setback from the proposed site development works.	3. **Activity status when compliance not achieved:** Discretionary

SUB-PREC2 - Cove Road North Precinct-S8	Provision for the extension of services
1. The design and layout of the subdivision provides for, and takes into account: a. The efficient and effective future extension of water and electricity supply, stormwater, wastewater, public access, walking trails, bridal ways and roads to any adjoining land.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Adequacy of the extent, location and formation of pedestrian connectivity (footpath connections) along Cove Road and Mangawhai Heads Road, and roads within the Cove Road North Precinct, based on the level of demand generated by the development; and b. The extent to which any road, cycling and pedestrian connections, create connectivity throughout the precinct and

	residential land beyond the precinct and are established generally in accordance with the Cove Road North Precinct Plan.

Matters of discretion for Awakino Precinct

SUB-PREC1 - Awakino Precinct-MAT1	Subdivision to create new allotments in Awakino Precinct
Rule: SUB-PREC1 - Awakino Precinct-R1	**1. Subdivision Design:** a. The extent to which the proposal is consistent with the Awakino Precinct policies. b. The extent to which the proposal is generally in accordance with the Awakino Precinct Plan. c. The design, size, shape, gradient and location of any allotment, urban block or public road. d. Whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate concentrated flows and detail of any obligations for lot owners to construct and maintain such devices. e. The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity including whether the proposal includes appropriate stormwater quality monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations. f. Where staged subdivision is proposed, whether all necessary infrastructure, roading, utilities, public spaces and connections to service the proposed development will be established. g. Where common lots are proposed, the extent to which appropriate mechanisms are provided to ensure that all infrastructure management and maintenance requirements are sustainable. h. Where there are any communally owned or managed services, infrastructure or other such assets or joint responsibilities arising from any proposal; that the nature of arrangements which are proposed ensure the on-going implementation of such arrangements whether through body corporate or similar mechanisms. i. Location of existing buildings, access and manoeuvring, and private open space. j. The location of proposed allotment boundaries and building areas so as to avoid potential conflicts between incompatible land use activities, including reverse sensitivity effects. k. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure, and how any adverse effects on existing infrastructure are managed. l. The protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future infrastructure. m. Whether sufficient firefighting water supply is available, taking into account a risk based assessment (refer to Note 1 below). n. Avoidance or mitigation of natural or man-made hazards. **2. Open Space:** a. Whether the subdivision creates lots adjoining public open space (including recreation reserves and wetland enhancement areas) that are designed to encourage passive surveillance of reserve areas having regard to finished contours, retaining, fencing and landscaping. b. The extent to which a Green Amenity Street is created, providing a connection between open space, parks in a manner that

encourages cycle and pedestrian movement between areas of open space.

3. **Awakino Road Upgrade:**
   a. Whether subdivision or development will result in Awakino Road being progressively upgraded to urban standards along the extent of road reserve that fronts the precinct boundary.
   b. Whether State Highway 12/Awakino Road intersection is capable of safely and efficiently accommodating the traffic from the subdivided and developed portion of the precinct including the predicted traffic from the land which is the subject of the application.
   c. Whether safe and connected active transport networks will be achieved from the subdivision or development to established footpath and cycling facilities.

4. **Ecological Enhancement:**
   a. Measures to ensure the protection, restoration or enhancement of any natural features, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, the protection of natural wetlands and rivers or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects.
   b. Where any subdivision involves an identified natural wetland or river, whether the details of ecological protection and enhancement have been provided, including 10m riparian planting to rivers and wetlands, weed and pest management controls and indigenous revegetation (where appropriate), are provided and any required mechanisms for ownership and maintenance of the area. For the avoidance of doubt these areas may form parts of private lots and be held in private ownership.
   c. The extent to which the subdivision avoids adverse effects on significant flora and fauna habitats, including methods of weed and pest management.

5. **Archaeological Sites:**
   a. Effects on cultural and heritage values (as defined in the Historic Heritage chapter), including any consultation undertaken with Tangata Whenua as appropriate.

6. **Noise and Odour:**
   a. The effects on people's health and internal residential amenity, including effects on future residents and effects from future levels of noise anticipated when the application is being assessed, especially for any residential activity within 50 metres from Designation D3 - Dargaville Landfill and within Noise Area A and B.
   b. The effects odour on people's health and internal residential amenity has, including effects on future residents when the application is being assessed for any residential activity within Noise Area A and B from Designation D3 - Dargaville Landfill.

Note 1:
For avoidance of doubt, an example of sufficient firefighting water for a single residential unit will generally include (subject to site-specific risks) 10,000 litres of water from sources that are:

a. Within 90 metres of an identified building platform on each lot;
b. Existing or likely to be available at a time of development of the lot;
c. Accessible and available all year round; and
d. May be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot.

Matters of Discretion for Cove Road North Precinct

SUB-PREC2 - Cove Road North Precinct-MAT1	Subdivision to create new allotments in the Cove Road North Precinct
Rule: SUB-PREC2 - Cove Road North Precinct-R1	**1. General Matters:** a. The extent to which the proposal is consistent with the Cove Road North Precinct policies. b. The extent to which the proposal is generally in accordance with the Cove Road North Precinct Plan 1. **2. Subdivision Design:** a. The design, size, shape, gradient and location of any allotment, access or public road. b. Whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate concentrated flows and detail of any obligations for lot owners to construct and maintain such devices. c. The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity including whether the proposal includes appropriate stormwater management associated with the design and construction stages as well as the consent holder's maintenance obligations. d. Where staged subdivision is proposed, whether all necessary infrastructure, roading, utilities, public spaces and connections to service the proposed development will be established. e. Where common lots are proposed, the extent to which appropriate mechanisms are provided to ensure that all infrastructure management and maintenance requirements are sustainable. f. Where there are any communally owned or managed services, infrastructure or other such assets or joint responsibilities arising from any proposal; that the nature of arrangements which are proposed ensure the on-going implementation of such arrangements whether through body corporate or similar mechanisms. g. Location of existing buildings, access and manoeuvring, and private open space. h. The location of proposed allotment boundaries and building areas so as to avoid potential conflicts between incompatible land use activities, including reverse sensitivity effects. i. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure, and how any adverse effects on existing infrastructure are managed. j. The protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future infrastructure. k. The extent to which the provision of landscaping provides a visual buffer to screen immediate and proximate views between development enabled by the closest allotment and any residential activity within Lot 42 DP 348513. l. Sufficient firefighting water supply is available, taking into account a risk-based assessment (refer to Note 1 below). m. The extent to which there is appropriate creation of common areas over parts of the parent allotment that require access by more than one site within the subdivision. n. The extent to which the design and layout of the proposed allotments result in new or increased non-compliance with the underlying zone or district-wide rules. **3. Ecological Measures:** a. Measures to ensure the protection, restoration or enhancement of

any natural features, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, the protection of natural wetlands and streams or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental effects.

b. Where any subdivision involves a natural wetland or stream, whether the details of ecological protection and enhancement have been provided, including a minimum 10m riparian planting to streams and wetlands, weed and pest management.
c. Whether there is a need to control the keeping of cats and dogs to protect native wildlife.

4. Northern Sub-Precinct:

a. The extent to which the subdivision design and future development within the proposed allotments have been designed to respond to the sensitivities of rural and natural landscape to the north, and mitigate the potential adverse effect landscape effect of development.

5. Neighbourhood Park:

a. The extent to which the subdivision design and future development within the proposed allotments have been designed to respond to the sensitivities of rural and natural landscape to the north, and mitigate the potential adverse effect landscape effect of development.

Note 1:

For the avoidance of doubt, an example of sufficient firefighting water for a single residential unit will generally include (subject to site-specific risks) 10,000 litres of water from sources that are:

a. Within 90 metres of an identified building platform on each lot;
b. Existing or likely to be available at a time of development of the lot;
c. Accessible and available all year round; and
d. May be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot.

PREC2 - Cove Road North Precinct Table 1: Water supply requirements where a public supply is not available

Roof Catchment (m^2)	Bedrooms				
	1	2	3	4	5
100	$20m^3$	$50m^3$			
120	$15m^3$	$35m^3$			
140	$10m^3$	$30m^3$	$75m^3$		
160		$20m^3$	$60m^3$		
180			$50m^3$	$75m^3$	
200			$45m^3$	$65m^3$	
220			$35m^3$	$55m^3$	$90m^3$
240			$30m^3$	$50m^3$	$80m^3$
260			$30m^3$	$45m^3$	$70m^3$
280				$40m^3$	$65m^3$
300				$35m^3$	$60m^3$

CE - Coastal Environment

Overview

This chapter aims to preserve and restore the natural character of the coastal environment and protect it from inappropriate subdivision, use and development. It does this by managing the effects of land use and development on the landward extent of the coastal environment. This gives effect to the requirements of in the Resource Management Act 1991 (RMA), the New Zealand Coastal Policy Statement 2010 (NZCPS) and the Northland Regional Policy Statement 2016 (NRPS).

The District Plan Planning Maps identify the coastal environment, and the High Natural Character Areas (HNCA) and Outstanding Natural Character Areas (ONCA) within the coastal environment. These maps are adopted from the NRPS and the criteria for mapping these areas are outlined in Appendix 1 of the NRPS (Appendix 1 - Mapping methods). The methodology and identified characteristics, values and qualities of HNCA and ONCA can be found in Schedule 6 - Natural Character Areas and the coastal environment assessment criteria can be found in Schedule 7 — Coastal Environment of this District Plan.

The Natural Features and Landscape chapter includes objectives, policies and rules relating to Outstanding Natural Features and Outstanding Natural Landscapes in the coastal environment while this chapter manages adverse effects on other natural features and landscapes in the coastal environment. The Natural Hazards chapter includes provisions to manage coastal hazards.

Much of the coastline in the Kaipara District is relatively undeveloped in the sense that there is limited built development and supporting infrastructure. The past few decades have seen increased pressure for development in coastal areas, particularly at Mangawhai where there is a continued pattern of settlement which has placed additional pressure on coastal resources and natural character. Consideration needs to be given to both the preservation of the natural character of the coastal environment and the level of intervention to manage land use and subdivision, while providing for social, economic and cultural wellbeing of people communities.

Objectives

CE-O1	Preservation of the natural character of the coastal environment
The characteristics, qualities and values of the natural character of the coastal environment are preserved and are protected from inappropriate subdivision, use and development.	

CE-O2	Enhancement and restoration of the coastal environment
The enhancement and restoration of the natural character of the coastal environment is promoted and enabled.	

CE-O3	Relationship of Tangata Whenua/Mana Whenua with the coastal environment
Relationship of Tangata Whenua/Mana Whenua with the coastal environment The ancestral relationship that Tangata Whenua/Mana Whenua have with the coastal environment is recognised and provided for.	

Policies

CE-P1	Managing adverse effects on the natural character of the coastal environment
Preserve the natural character of coastal environment and protect it from inappropriate land use and development by: 1. Avoiding adverse effects of land use and development on the characteristics, qualities and values that make an area an Outstanding Natural Character Area as set out in Schedule 6 - Natural Character Areas; and	

2. Avoiding significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and development on the other characteristics, qualities and values of natural character in all other areas of the coastal environment.

CE-P2	Enabling appropriate development

Enable people and communities to provide for their social, economic and cultural wellbeing through appropriate subdivision, use, and development in the coastal environment that:

1. Preserves and restores the natural character and qualities of the coastal environment;
2. Consolidates urban development within or adjacent to existing coastal settlements; and
3. Avoids sprawling or sporadic patterns of development.

CE-P3	Restoration and enhancement of the coastal environment

Promote the restoration and enhancement of the natural character of the coastal environment, including High Natural Character Areas and Outstanding Natural Character Areas, including by encouraging and enabling:

1. The protection and rehabilitation of indigenous vegetation and significant habitat of indigenous fauna, in particular wetlands, dune lands and riparian margins;
2. Stock exclusion from remnants of native vegetation;
3. The removal of pest plant and animal species;
4. The replanting and regeneration of indigenous vegetation; and
5. Landscape planting that follows landform patterns and softens or screens the appearance of built development.

CE-P4	Māori purpose zone activities Within the coastal environment

Within the coastal environment enable the land use and development of land in the Māori purpose zone that is consistent with the ancestral use of that land by recognising that adverse effects on natural character may be acceptable to support the social, economic and cultural wellbeing of Tangata Whenua/Mana Whenua.

CE-P5	Regionally significant infrastructure

Enable the operation, maintenance and upgrading of regionally significant infrastructure in the coastal environment where:

1. There is an operational need or functional need to be in the coastal environment; and
2. Adverse effects on the characteristics, qualities and values of natural character are avoided, remedied or mitigated in accordance with CE-P1.

CE-P6	Assessment of resource consents

Have regard to the following matters when assessing resource consent applications for subdivision, land use, and development in the coastal environment:

1. Adverse and positive effects on natural character and identified characteristics, qualities and values identified in Schedule 6 - Natural Character Areas and Schedule 7 - Coastal Environment;
2. The intensity of buildings, structures or infrastructure in the locality;
3. The location, scale and design of proposed land use and development including in relation to ridgelines, skylines and prominent headlands, and the values of surrounding land and established activities;
4. Integration of the building, structure or activity into the coastal environment, including materials, reflectivity, colour, landscaping and fencing;
5. The ability of the environment to absorb change;
6. The need for, and location of, earthworks and vegetation clearance;
7. The functional need or operational need for the activity or development to be in the coastal environment;
8. Historical, spiritual or cultural associations held by Tangata Whenua / Mana Whenua;
9. The need for an esplanade resource or strip to be created;
10. Any risk related to natural hazards; and
11. Enhancement and restoration of natural character.

Rules

Notes:

1. For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.
2. Abbreviations used in rules:
    a. HNCA - High Natural Character Areas; and
    b. ONCA - Outstanding Natural Character Areas
3. References to the coastal environment in rules include HNCA and ONCA, unless otherwise stated.
4. Earthworks and indigenous vegetation clearance in the margins of wetlands are controlled by the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F). Rule CE-R3 and CE-R4 do not to apply earthworks and indigenous vegetation clearance regulated by the NES-F.
5. The National Environmental Standards for Commercial Forestry 2017 (NES-CF) regulates commercial forestry and Regulation 6 of the NES-CF allows plan rules to be more stringent to give effect to NZCPS policies 13 (Preservation of natural character) and 15 (Natural features and natural landscapes) and to manage afforestation. This chapter contains more stringent rules for afforestation, earthworks and indigenous vegetation clearance to protect the natural character of the coastal environment. These rules are in addition to the NES-CF regulations (not instead of).

CE-R1	**External additions and alterations of buildings or structures**	
All coastal environment	**1. Activity status:** Permitted **Where:** a. The alteration or addition of any existing building or structure shall not increase the height of the existing building; and b. The activity complies with the following standards: i. CE-S2 Exterior colour and reflectivity; and ii. CE-S3 Gross floor area.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in CE-P6; and b. The positive effects of the activity.

CE-R2	**New buildings and structures**	
All coastal environment (excluding ONCA)	**1. Activity status:** Permitted **Where:** a. The building or structure is: i. Located within the General residential, Commercial, or Estuary Estate zone; or ii. Located within any other zone and is: i. Ancillary to an existing lawfully established use; or ii. On a building platform identified in an existing subdivision consent approved prior to 1 April 2025; and b. The building or structure	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in CE-P6; and b. The positive effects of the activity.

	complies with the following standards: i. CE-S1 Maximum building height; ii. CE-S2 Exterior colour and reflectivity; and iii. CE-S3 Gross floor area.	
ONCA	4. **Activity status:** Discretionary **Where:** a. The building or structure is associated with regionally significant infrastructure.	5. **Activity status when compliance not achieved:** Non-Complying

CE-R3	**Indigenous vegetation clearance**	
All coastal environment (excluding ONCA)	1. **Activity status:** Permitted **Where:** a. The activity complies with CE-S6 Maximum area of indigenous vegetation clearance; or b. The indigenous vegetation clearance is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or farm and forestry tracks.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in CE-P6; and b. The positive effects of the activity.
ONCA	4. **Activity status:** Discretionary **Where:** a. The indigenous vegetation clearance is associated with regionally significant infrastructure.	5. **Activity status when compliance not achieved:** Non-Complying

CE-R4	**Earthworks**	
All coastal environment (excluding ONCA)	1. **Activity status:** Permitted **Where:** a. The earthworks complies with the following standards: i. CE-S4 Maximum earthworks volume; and ii. CE-S5 Maximum height of cut and fill; or b. The earthworks is for the maintenance of lawfully established roads, fences, utility connections, driveways, parking areas, effluent disposal systems, swimming pools, walking or cycling tracks, or	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in CE-P6; and b. The positive effects of the activity.

	farm and forestry tracks.	
ONCA	4. **Activity status:** Permitted **Where:** a. The earthworks is associated with regionally significant infrastructure.	5. **Activity status when compliance not achieved:** Non-Complying

CE-R5	**Afforestation for commercial forestry**	
All coastal environment (excluding ONCA)	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable
ONCA	3. **Activity status:** Non-Complying	4. **Activity status when compliance not achieved:** Not Applicable

CE-R6	**Mining activity and quarrying activity**	
All coastal environment (excluding ONCA)	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable
ONCA	3. **Activity status:** Non-Complying	4. **Activity status when compliance not achieved:** Not Applicable

Standards

CE-S1	**Maximum building height**
1. The maximum height of the building or structure is 8.5m above ground level in the coastal environment outside HNCA and ONCA. 2. The maximum height of the building or structure is 5.5m above ground level in HNCA and ONCA.	3. **Activity status when compliance not achieved:** Refer to relevant rule

CE-S2	**Exterior colour and reflectivity**
1. The building and structure exteriors must: a. Be coloured or painted with a colour with a light reflectance value of 35% or less (provided that 2% of each exterior elevation is exempt) and with a roof colour with a reflectance value no greater than 30%; and b. Not utilise mirror glazing.	2. **Activity status when compliance not achieved:** Refer to relevant rule

CE-S3	**Gross floor area**
1. The gross floor area of any new building or existing building plus any addition must not exceed: a. 300m^2 in the coastal environment, outside HNCA and ONCA; or	2. **Activity status when compliance not achieved:** Refer to relevant rule

b. 50m^2 in HNCA and ONCA.	

CE-S4	Maximum earthworks volume
1. The maximum area of earthworks must not exceed: a. 500m^3 within any 10-year period outside HNCA and ONCA; or b. 250m^3 within any 10-year period in HNCA and ONCA; and **2.** Vegetation is reinstated on bare earth areas within 12 months after the completion of earthworks.	**3. Activity status when compliance not achieved:** Refer to relevant rule

CE-S5	Maximum height and fill depth
1. The cut height or fill depth must not exceed 2m.	**2. Activity status when compliance not achieved:** Refer to relevant rule.

CE-S6	Maximum area of indigenous vegetation clearance
1. The maximum area of indigenous vegetation clearance does not exceed: a. 500m^2 per site within any 10-year period from outside HNCA and ONCA; or b. 150m^2 per site within any 10-year period in HNCA and ONCA.	**2. Activity status when compliance not achieved:** Refer to relevant rule

EW — Earthworks

Overview

This chapter manages the effects of earthworks, quarrying activities and mining activities.

Earthworks are an integral part and necessary component of the use and development of land and infrastructure. Quarrying activities and mining activities are of considerable social and economic importance to the district and region, noting that aggregate is critical for construction and the provision of infrastructure.

Earthworks, quarrying activities and mining activities have the potential to result in adverse effects on soil quality, water and air, cultural and heritage resources and values, landscape values and the character and amenity of the surrounding environment. Earthworks can also have associated traffic movements, dust, noise and visual impacts which also need consideration and management.

In addition to the controls on earthworks in this chapter, the District Plan includes rules in other chapters to manage and address the effects of earthworks on the identified values, characteristics, risks or features. The Part 2 — District wide matters chapters with additional controls on earthworks include Historic Heritage, Notable Trees, Sites and Areas of Significance to Māori, Natural Features and Landscapes, Natural Character and Coastal Environment.

Both Kaipara District Council and Northland Regional Council have functions and responsibilities for the control of earthworks under section 30 and 31 of the Resource Management Act 1991. Kaipara District Council is primarily responsible for managing the effects of earthworks on land stability, visual amenity, dust nuisance, stormwater infrastructure, and road safety. The Northland Regional Council is primarily responsible for managing the effects of earthworks on freshwater, the coastal marine area, natural hazards and soil. The Northland Regional Plan includes provisions to manage earthworks for these purposes which apply in addition to this chapter.

In addition to the District Plan and the Northland Regional Plan, earthworks are also controlled separately by:

1. The National Environmental Standard for Commercial Forestry 2017 (NES-CF) provides nationally consistent regulations to manage the environmental effects of commercial forestry, including specific provisions for forestry earthworks.
2. The National Environmental standard for Freshwater 2020 (NES-FW) provides nationally consistent regulations for activities that may pose a risk to the health of freshwater and freshwater ecosystems. This includes regulations relating to earthworks, land disturbance and quarrying activities in proximity to natural inland wetlands.

Objectives

EW-O1	Earthworks activities within the District
Earthworks are enabled where they are required to facilitate the efficient subdivision, use and development of land, while managing adverse effects, including effects on public safety, surrounding land and infrastructure.	

EW-O2	Quarrying activities and mining activities
Quarrying activities and mining activities, are effectively provided for to meet the need of the District for mineral resources while managing any adverse effects.	

Policies

EW-P1	Enable appropriate earthworks
Enable earthworks where they provide for:	

1. Urban land uses and development within urban zones;
2. Rural land uses and development within the rural zones;
3. Conservation and recreation activities;
4. Land drainage and flood control works; and
5. The construction, maintenance, operation and upgrading of infrastructure.

EW-P2	Manage the effects of earthworks

Manage the adverse effects of earthworks by ensuring:

1. Earthworks occur in a coordinated and integrated manner;
2. The scale of the earthworks is consistent with the scale and form of development anticipated within the zone;
3. The stability of land is maintained, including the stability of adjoining land, infrastructure, buildings and structures;
4. The area, height or depth, location and slope of the earthworks are of an appropriate scale that will ensure the following potential adverse effects are minimised:
    a. Visual amenity as a result of cut or fill faces and retaining structures;
    b. Dust from the site;
    c. The alteration of natural landforms and features; and,
    d. The safe and efficient operation of the transport network and on local amenity values as a result of traffic movements; and
5. The area where earthworks have occurred is reinstated in a timely manner to minimise adverse effects on land stability and the visual amenity of the surrounding area;
6. Earthworks do not occur in locations where this would result in significant adverse effects on cultural or ecological values; and
7. Adverse effects on cultural values are avoided or appropriately managed where sensitive material is discovered (including human remains and archaeological sites) during earthworks.

EW-P3	Quarrying activities and mining activities

Provide for quarrying activities and mining activities to meet the District's and region's supply needs, where:

1. Adverse environmental effects generated by the quarrying activity or mining activity are internalised as far as practicable using industry best practice and management plans;
2. The amenity of values of the existing environment, including sensitive activities and cultural values in the surrounding area, are maintained by the quarrying activity or mining activity;
3. New quarrying activities and mining activities and the expansion of existing quarrying activities and mining activities are located in appropriate locations, and do not result in significant adverse effects on cultural or ecological values; and
4. The activity is farm quarrying in the General rural zone or Māori purpose zone.

EW-P4	Rehabilitation

Require any new or expanding quarrying activities or mining activities, and changes in the use of existing quarry or mines sites, to rehabilitate the site and provide a detailed rehabilitation plan to Kaipara District Council demonstrating how the site will be rehabilitated.

EW-P5	Effects on infrastructure

Ensure that earthworks do not compromise the safe, effective and efficient operation of infrastructure.

Rules

Notes:

1. *In addition to the rules in this chapter, resource consent may be required by rules in other chapters in the District Plan. See Part 1 Chapter - General Approach.*
2. *The Northland Regional Plan includes rules relating to earthworks to manage effects on freshwater, the coastal marine area, natural hazards and soil. Consent may be required for earthworks under the Northland Regional Plan in addition to this District Plan.*

3. *The rules in this chapter do not apply to earthworks that are regulated by the following national environmental standards:*
    a. *The National Environmental Standards for Commercial Forestry 2017.*
    b. *The National Environmental Standards for Freshwater Regulations 2020.*
    c. *The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.*
    d. *The National Environmental Standard for Telecommunication Facilities 2016.*
    e. *The National Environmental Standard for Electricity Transmission Activities 2009.*

EW-R1	**Earthworks**	
All zones	**1. Activity status:** Permitted **Where:** a. The earthworks complies with with the following standards: i. EW-S1 - Maximum earthworks thresholds; ii. EW-S2 - Cut and fill height and depth; iii. EW-S3 - Setbacks; iv. EW-S4 - Dust, silt and sediment control; v. EW-S5 - Sit reinstatement; vi. EW-S6 - Fill material; and vii. EW-S7 - Accidental discovery protocol. b. This rule does not apply to land disturbance permitted by rule EW-R2.1.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The location, scale and volume of earthworks; b. The extent of exposed surfaces; c. The depth and height of cut and fill; d. The nature of filling material and whether it is compacted; e. The stability of land or structures in or on the site or adjacent sites; f. Any adverse effects on visual amenity values and character of the surrounding area; g. Any adverse effects on cultural or ecological values; h. The ability to contain dust, silt and sediment on site; i. Traffic movements and noise effects; j. The potential for land contamination; k. The risks of natural hazards, particularly flood events; l. Stormwater controls; and m. Proposed measures to mitigate any adverse effects.

EW-R2	**Land disturbance**	
All zones	**1. Activity status:** Permitted	**2. Activity status when compliance not achieved:** Not Applicable

EW-R3	**Farm quarrying**	
General rural zone, Māori purpose zone	**1. Activity status:** Permitted **Where:** a. The maximum volume of disturbance or removal of material extracted from the farm quarrying does not exceed	**2. Activity status when compliance not achieved:** Discretionary

	1,000m^3 in any 12-month period; b. The maximum face height of any cut and/or batter face is 2m; c. The farm quarry is not located within 100m of a road boundary, or within 200m of an existing sensitive activity located on another site; and d. The material is not being transported off the property where it is extracted from.	
All other zones	3. **Activity status:** Discretionary	4. **Activity status when compliance not achieved:** Not Applicable

EW-R4	**New quarrying activities or mining activities or the expansion of existing quarrying activities or mining activities**	
All zones	1. **Activity status:** Discretionary **Where:** a. The quarrying activity or mining activity provides: i. A detailed management plan that details the site and surrounding environment, proposed quarrying or mining operations, methods to manage adverse environmental effects, and any monitoring and reporting proposed; and b. A rehabilitation plan. c. This rule does not apply to farm quarrying managed under rule EW.R3.1.	2. **Activity status when compliance not achieved:** Non-Complying

Standards

EW-S1	**Maximum earthworks thresholds**
1. Earthworks must not exceed the following total volume and area thresholds in any 12-month period per site as per the table below. 2. **This standard does not apply to:** a. Earthworks for septic tanks and associated drainage fields; b. Earthworks for the operation, maintenance and repair of existing walking tracks, farm tracks, driveways, roads and accessways; c. Earthworks for the operation, maintenance and repair of existing infrastructure; and d. Earthworks for the maintenance of	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Refer to EW-R1.

drains.	
General residential zone, Commercial zone, Natural open space zone	Volume = 200m^3 Area = 2,500m^2
Open space zone, Sports and active recreation zone	Volume= 1,000m^3 Area= 2,500m^2
Light industrial zone, Heavy industrial zone, Māori purpose zone, Hospital zone	Volume = 1,000m^3 Area = 2,500m^2
Rural lifestyle zone	Volume = 1,000m^3 Area = 2,500m^2
General rural zone	Volume = 5,000m^3 Area = 2,500m^2

EW-S2	**Cut height and fill depth**
1. The cut height or fill depth must not exceed: a. 2.5m where the cut or fill is retained by a building or structure authorised by a building consent (obtained prior to earthworks commencing); or b. 1.5m where standard 1.a does not apply.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Refer to EW-R1.

EW-S3	**Setbacks**
1. Earthworks must be set back 1.5 metres from the boundary of a site in separate ownership. 2. **This standard does not apply to:** a. Earthworks for the installation and upgrading of utility connections and infrastructure; and b. Earthworks for the formation of approved driveways or crossings.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Refer to EW-R1.

EW-S4	**Dust, silt and sediment control**
1. For the duration of the earthworks, measures must be implemented to: a. Prevent silt or sediment entering the stormwater system, overland flow paths or roads; and b. Prevent the creation of a dust nuisance.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Refer to EW-R1.

EW-S5	**Site reinstatement**
1. As soon as practicable, but not later than six months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Refer to EW-R1.

EW-S6	Fill material
1. All filling of land must comprise cleanfill material only.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Refer to EW-R1.

EW-S7	Accidental discovery protocol
1. In the event of discovery of sensitive material (which is not expressly provided for by any resource consent or other statutory authority), the owner of the site or the consent holder must take the following steps: a. **Cease works and secure the area** i. Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities; and ii. Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed. b. **Inform relevant authorities and parties including Mana Whenua immediately of the discovery** i. The New Zealand Police if the discovery is of human remains or koiwi; ii. The Kaipara District Council in all cases; and iii. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, or koiwi. c. **Wait for and enable an inspection of the site** i. Wait for and enable an inspection of the site by the relevant authority or agency; and ii. Following site inspection and consultation with all relevant parties (including owner and consent holder), the Council will determine the area within which work must cease and any changes to controls on discharges of contaminants. d. **Recommencement of work** i. Work within the area determined by Council in b. above must not recommence until all of the following requirements, so far as	2. **Activity status when compliance not achieved:** Restricted Discretionary

relevant to the discovery, have been met:

1. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
2. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
3. Any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved; and
4. Where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required, the Council will confirm, in consultation with Mana Whenua, whether any koiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and that any agreed revisions to the planned works to occur have been made in order to address adverse effects on Māori cultural values;

ii. Resource consent has been granted to any alteration or amendment to the earthworks that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the plan or allowed by any existing resource consent; and

iii. There are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014.

e. **Sensitive material includes:**

i. Human remains and koiwi;
ii. An archaeological site;
iii. A Māori cultural artefact/taonga tuturu; and
iv. A protected New Zealand object as defined in the Protected Objects Act 1975 (including any fossil or sub-fossil).

LIGHT — Light

Overview

Artificial outdoor lighting performs an important operational and functional role for a range of activities that operate in the District. There are many positive benefits associated with lighting. It enables activities to occur beyond daylight hours thereby providing for business, recreation and entertainment to operate outside daylight hours. It can also improve safety and security for people and property and enable rural, commercial and industrial activities to be undertaken safely. Artificial outdoor lighting also ensures safety along the land transport network.

However, light spill from these activities needs to be managed where located in proximity to sensitive receiving environments. Poorly designed artificial outdoor lighting has the potential to cause glare or light spill and interfere with the use or enjoyment of adjacent properties or within the transport network.

Objectives

LIGHT-O1	Design and location of artificial lighting
The design and location of artificial outdoor lighting minimises adverse effects and is compatible with the characteristics and qualities of the surrounding environment.	

LIGHT-O2	Supporting amenity values and health and safety
Lighting supports the health and safety of people and communities and maintains and enhances amenity values.	

LIGHT-O3	Artificial outdoor lighting
Artificial outdoor lighting enables a range of activities in all zones including rural, commercial and recreation activities, as well as supporting a safe transport network.	

Policies

LIGHT-P1	Artificial outdoor lighting
Provide for artificial outdoor lighting by: 1. Enabling lighting in all zones to support a range of activities; 2. Enabling lighting that supports security and safety; 3. Managing the adverse effects, including cumulative effects and amenity values of sensitive environments, from lighting and glare to maintain the amenity and character of the surrounding locality; 4. Recognising that lighting supports the social, cultural and economic wellbeing of people and communities and their health and safety; and 5. Enabling lighting for the transport network to support the safety of users.	

LIGHT-P2	Managing the intensity, location and direction of artificial outdoor lighting
Manage the intensity, location and direction of any artificial outdoor lighting and glare to: 1. Avoid conflict with existing sensitive activities, existing land use activities and the transport network; 2. Minimise light spill at the site boundary; and 3. Minimise the night glow from urban environments and light spill from new greenfield development.	

Rules

LIGHT-R1	Artificial outdoor lighting	
All zones	1. **Activity status:** Permitted **Where:** a. Artificial outdoor lighting must not exceed 10 lux (both horizontal and vertical illuminance) between the hours of 22:00 and 07:00 measured at the following points: i. on the boundary of any site zoned General residential zone or; ii. at the boundary of any other site containing an existing residential unit; and b. Lighting must be measured and assessed in accordance with AS/NZS 4282:2023 Control of the Obtrusive Effects of Outdoor Lighting; and c. For externally illuminated surfaces such as artificially lit building facades, lighting shall be measured in accordance with CIE 150:2017 Guide on the limitation of the effects of obtrusive light from outdoor lighting installations, Second Edition.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Operational or functional purpose of the artificial outdoor lighting; b. Effect of light spill on the amenity and character values of the surrounding environment; c. Adverse effects on the health, safety and wellbeing of people and communities; d. Adverse effects on the land transport network; e. Cumulative effect of lighting and glare in the locality; and f. Effects on light spill and views of the night sky and intrinsically dark landscapes.

NOISE — Noise

Overview

This chapter controls the level, timing and type of noise of permitted activities in each zone and includes standards to manage the effects of specific noise-generating activities. The chapter also sets out where acoustic treatment is required for Noise Sensitive Activities and controls the location of Noise Sensitive Activities relative to other activities which might generate higher levels of noise.

The provisions promote the management of effects at the source, and the internalisation of noise effects within boundaries where possible.

State Highway and Rail Corridor Noise Control Boundary overlays are shown on the Planning Maps. Within these overlays, new and altered buildings for Noise Sensitive Activities must be designed to reduce the impacts of noise coming from the state highway or railway. A Rail Vibration Alert Overlay is also mapped, to alert property owners of the potential for vibration effects, but no planning controls are associated with the Rail Vibration Alert Overlay.

Objectives

NOISE-O1	Manage noise effects
Adverse effects of noise on amenity values and the health, safety and wellbeing of people and communities are managed to be reasonable and consistent with the anticipated outcomes for the receiving environment.	

NOISE-O2	Reverse sensitivity effects
Existing and authorised activities that generate higher levels of noise are protected from reverse sensitivity effects.	

Policies

NOISE-P1	Managing noise in the zones
Enable activities to generate noise that is compatible with the anticipated amenity, function and purpose of the zone and any receiving zone.	

NOISE-P2	Manage ongoing land use compatibility
Manage the potential for land use incompatibility and conflict by: 1. Restricting noise sensitive activities within zones that enable high noise levels; and 2. Requiring the acoustic treatment of buildings containing a noise sensitive activity in high noise locations.	

NOISE-P3	Manage noise levels between zoning interfaces
Enable higher noise levels within the Commercial zone and Industrial zones, while requiring industrial and commercial activities to comply with lower noise limits at the interface with any adjacent General residential zone, Rural lifestyle zone, Open space zone, and Natural open space zone.	

NOISE-P4	Management of noise effects
Promote the effective management of noise effects at source and the internalization of noise effects within	

boundaries by requiring activities that exceed the noise standards to demonstrate:

1. The consideration of available measures to avoid or mitigate noise effects beyond the site;
2. The adoption of the best practicable option to minimise unreasonable noise effects; and
3. The practicability of reducing or mitigating noise emissions to comply with the relevant noise standards.

NOISE-P5	Construction work noise
Adopt the best practicable option for noise from construction work to ensure the level, timing and duration of the noise and level of disruption is reasonable.	

NOISE-P6	Temporary activities
Enable the noise of temporary events and activities to occasionally exceed the zone noise standards, provided the level, timing, duration of noise is reasonable.	

Rules

Notes:

1. *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.*
2. *Noise from commercial forestry is regulated by the National Environmental Standards for Commercial Forestry 2017 (NES-CF).*

NOISE-R1	Emission of noise (not otherwise provided in this chapter)	
All zones	**1. Activity status:** Permitted **Where the activity complies with:** a. NOISE-S1 Measurement and assessment of noise levels; b. NOISE-S2 Noise levels in the General residential zone, Rural lifestyle zone and Estuary Estates special purpose zone (excluding business and service sub-zones); c. NOISE-S3 Noise levels in the General rural zone and Māori purpose zone; d. NOISE-S4 Noise levels in the Commercial zone and Estuary Estates special purpose zone business and service sub-zones; e. NOISE-S5 Noise levels in Industrial zones; f. NOISE-S6 Noise levels from the Maungatūroto Dairy Factory; g. NOISE-S7 Noise levels from the Commercial zone, Estuary Estates special purpose business and service sub-zones, Light industrial zone and Heavy industrial zone; h. NOISE-S8 Noise levels received in the Hospital zone; i. NOISE-S9 Noise levels from the Sport and active recreation	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Refer to relevant standard.

	zone; j. NOISE-S10 Noise levels from the Open space zone and Natural open space zone; k. NOISE-S11 Noise levels between all other zone interfaces; and l. NOISE-S12 Noise levels for educational facilities.	

NOISE-R2	**Construction work noise**	
All zones	1. **Activity status:** Permitted **Where:** a. The activity complies with NOISE-S13.	2. **Activity status when compliance not achieved:** Refer to relevant standard

NOISE-R3	**Vibration from construction work**	
All zones	1. **Activity status:** Permitted **Where:** a. The activity complies with NOISE-S14.	2. **Activity status when compliance not achieved:** Refer to relevant standard

NOISE-R4	**Noise levels from temporary activities**	
All zones	1. **Activity status:** Permitted **Where:** a. The noise shall not exceed the noise limits for the receiving zone for more than a cumulative 6 hours in any 24-hour period; b. The noise shall not exceed the following limits: i. 75 dB $L_{Aeq(5\ min)}$ between 9.30am and 9.30pm; ii. The noise limits for the receiving zone at all other times. c. The noise shall be measured and assessed: i. At or within any notional boundary on any other site in the Rural or Residential zones; ii. 1m from any other building on any other site in any other zone that is occupied during the temporary event; and iii. The measured noise level shall comply with the stated noise limit for every 5-minute sample with no adjustment for special audible	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in NOISE-MAT1 and NOISE-MAT2.

		character or duration in accordance with NZS6802:2008.	

<table>
<tr><td>NOISE-R5</td><td colspan="3">Noise sensitive activities in the Commercial zone and Estuary Estates special purpose business and service sub-zones</td></tr>
<tr><td>Commercial zone;
Estuary Estates special purpose business and service sub-zones</td><td colspan="2">1. Activity status: Permitted
Where:
a. The Noise Sensitive Activity is designed, constructed and maintained to ensure the following internal design noise levels are not exceeded:
<table>
<tr><th>Room</th><th>Time</th><th>Internal Design Noise Level</th></tr>
<tr><td>Bedrooms or rooms used for sleeping</td><td>10:00pm — 07:00am</td><td>35dBL_{Aeq}(15min)</td></tr>
<tr><td>All habitable rooms</td><td>07:00am — 10:00pm</td><td>40dB L_{Aeq}(15min)</td></tr>
</table>
b. The internal noise levels in the table above must be achieved based on the maximum level of noise permitted in the zone or from any adjacent zone, when measured and assessed at the building façade; and
c. Where external windows and doors are required to be closed to meet the internal design noise level, a mechanical ventilation and cooling system shall be installed that complies with the following requirements;
i. Mechanical cooling must be provided for all habitable rooms (excluding bedrooms) provided that at least one mechanical cooling system must service every level of a dwelling that contains a habitable room (including bedrooms);
ii. Mechanical cooling shall achieve an internal temperature no greater than 25 degrees Celsius based on external design conditions of dry bulb 25.1 degrees Celsius and wet bulb 20.1 degrees Celsius;</td><td>2. Activity status when compliance not achieved: Discretionary</td></tr>
</table>

	iii. Mechanical ventilation shall comply with clause G4 of the New Zealand Building Code; and iv. Noise levels generated by mechanical ventilation and cooling systems shall not exceed a 35dB L_{Aeq} when measured 2m from the diffuser at the minimum air flows required to maintain the design temperatures and ventilation once the room temperature has been achieved; and v. Compliance shall be demonstrated at the time of application for building consent. The application shall be accompanied by a statement prepared by a suitably qualified acoustic consultant that demonstrates the internal design levels will be achieved.	

NOISE-R6	**Noise levels from a helicopter landing area**	
All zones	1. **Activity status:** Permitted **Where:** a. The noise is from the Dargaville Airfield or Naumai Airfield; or b. The noise is from emergency helicopter movements to or from the helicopter landing area	2. **Activity status when compliance not achieved with NOISE-R6.1:** Restricted Discretionary 3. **Where:** Noise emissions from the take-off or landing of helicopters do not exceed:

	at Dargaville Hospital; or c. The helicopter landing area and flight paths comply with the following requirements: i. The landing area is separated from a notional boundary on another site in any zone by a minimum distance of 300m; ii. The landing area is separated from any other occupied building that does not contain a Noise Sensitive Activity on another site in any zone by a minimum distance of 200m; and iii. Use of the Helicopter Landing Area shall not exceed 2 movements* per day, or 4 movements per week, or 10 movements per month. * A movement is defined as one arrival or one departure. **Note:** *Establishment of a new helicopter landing area is subject to zone provisions.*	a. 40 dB L_{dn} and 70$_{dB}$ $L_{AF(max)}$ between the hours of 10pm and 7am when measured and assessed at a notional boundary in a Residential zone, Estuary Estates special purpose business and service sub-zone, General residential zone and Rural lifestyle zone; b. 50 dB L_{dn} and 70$_{dB\ LAF(max)}$ between the hours of 10pm and 7am when measured and assessed at a notional boundary in the General rural zone or Māori purpose zone; c. 60 dB L_{dn} and 85 $_{dB\ LAF(max)}$ between the hours of 10pm and 7am at any other site in a Commercial zone or Estuary Estates special purpose zone; and d. 65 dB L_{dn} at any other site in the Industrial zones. Noise levels from landing and take-offs must be measured and assessed in accordance with NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas. **4. Matters over which discretion is restricted:** a. The matters in NOISE-MAT1 and NOISE-MAT3. **5. Activity status when compliance not achieved with NOISE-R6.3:** Non-Complying **6. Assessment:** When assessing noise from helicopter landing and take-off procedures in accordance with NZS6807:1994 the following procedures shall be followed: a. The heights at which an aircraft is conducting a landing or take-off procedure shall be determined in accordance with Part 91.311 of the Civil Aviation Rules; b. No averaging of L_{dn} levels is permitted; and c. The noise levels of any individual helicopter flight movement include all noise generated while the helicopter is taxiing or on the ground including idling for warm up, cool down or between arrival and departure.

NOISE-R7	Noise from temporary military training activities involving weapons or explosives	
All zones	**1. Activity status:** Permitted **Where:** a. Weapons firing and/or the use of explosives must: i. Occur between the hours of 7.00am to 7.00pm; ii. Achieve either a 500m minimum separation distance to, or peak sound pressure level of 95 dBC when measured within any notional Boundary; and iii. Achieve either a 1250m minimum separation distance to, or peak sound pressure level of 85 dBC when measured within any notional Boundary.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in NOISE-MAT1 and NOISE-MAT3.

NOISE-R8	Noise from frost fans and horticultural wind machines	
General rural zone	**1. Activity status:** Permitted **Where:** a. The use is for the protection of crops from frost only; and b. The maximum noise generated by a single or multiple frost fans on any site shall not exceed 55 dB $L_{Aeq(15min)}$ when measured and assessed within the notional boundary on another site in any zone.	**2. Activity status when compliance not achieved:** Discretionary **3. Matters over which discretion is restricted:** a. The matters in NOISE-MAT1.

NOISE-R9	Noise from bird scaring devices	
All zones	**1. Activity status:** Permitted **Where:** a. Bird scaring devices must only be used between the hours of 7.00am and 7.00pm. b. Bird scaring events from any device shall operate at: i. No more than 6 events per hour where an event includes clusters of up to three shots from percussion type devices or three individual shots from a firearm in quick succession; and ii. A maximum event noise level no greater than 65	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in NOISE-MAT1; and b. The cumulative noise effects of the bird scaring devices along with other devices and other noise sources in the area (including on other sites).

	dB $L_{Aeq(15min)}$ within the notional boundary not owned by the operator of that device. **Note:** *This rule does not apply to bird scaring devices that generate a noise level less than 55 dB $L_{Aeq(15min)}$ at or within the notional boundary in any zone not owned by the operator of the device.*	

NOISE-R10	**Noise from emergency services**	
All zones	1. **Activity status:** Permitted **Where:** a. The noise is from: i. Emergency service activities and sirens during emergencies; or ii. Testing of emergency generators between the hours of 07:00am and 6:00pm; and b. Except as permitted in a., the noise is not from permanent depots or bases such as fire stations, police stations or the base for emergency aircraft.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in NOISE-MAT1.

NOISE-R11	**Noise from state highways, roads and railways**	
All zones	1. **Activity status:** Permitted **Where:** a. Noise is from individual vehicles travelling on a State Highway or public road vested in Council; or b. Noise from trains, excluding noise from testing (when stationary), maintenance, loading or unloading of trains, or trains on private sidings.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in NOISE-MAT1.

NOISE-R12	**Community activities**	
All zones	1. **Activity status:** Permitted **Where:** a. Noise is from public fireworks displays, or b. Noise is from routine household activities, including lawn mowing or home maintenance activities undertaken for reasonable durations and at reasonable times of the day.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in NOISE-MAT1.

NOISE-R13	Noise from State Highways and Rail Corridor (new buildings)	
All zones	1. **Activity status:** Permitted This rule applies within the State Highway or Rail Corridor Noise Control Boundary as shown on the planning maps to: a. New buildings intended to contain a noise sensitive activity; b. Additions of more than 5m^2 GFA in any 10-year period, to existing buildings containing a noise sensitive land use; and c. Changes in use of an existing building to add or increase a noise sensitive activity. 2. **Where:** a. The building is designed, constructed and maintained to ensure that any part of the building containing a noise sensitive activity: i. Complies with the maximum future indoor design noise levels in NOISE-S15-Table 1 and meets the ventilation requirements in NOISE-S15-Table 2; or ii. Is located so the nearest exterior façade of that part of the building is at least 25m from the formed carriageway of the State Highway and 25m from the formed railway track, and there is a solid building, fence, wall or landform that blocks the line of sight from windows and doors to: i. The formed carriageway of the State Highway; and ii. All points 3.8m directly above the formed railway track; or iii. A suitably qualified and experienced acoustic consultant certifies that noise at all exterior façades of that part of the building will be no more than 15 dB above the relevant maximum	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Adverse effects on health and amenity of people indoors within the Noise Control Boundary overlay; b. Alternative options for building design or location that would achieve compliance with the standards in NOISE-S15 Table 1; c. Adverse effects on the continuing operation of the State Highway network, or railway corridor as a result of non-compliance with the standards; d. Any natural or built features of the site or surrounding area that will mitigate noise effects; and e. The outcome of any consultation undertaken with NZTA or KiwiRail.

	indoor design noise levels in NOISE-S15-Table 1; or iv. Accords with the construction schedule in NOISE-S15-Table 3 and meets the ventilation requirements in NOISE-S15-Table 2. b. Prior to the construction of any building to which this standard applies, a design report shall be submitted to the Council demonstrating compliance with the maximum indoor design noise levels specified in NOISE-S15-Table 1, applying the assumptions in NOISE-S15-Table 4. Alternatively, the design report may be substituted with confirmation that the construction the building will meet the construction schedule requirements in NOISE-S15-Table 3. c. A commissioning report must be submitted to the Council prior to occupation of the building demonstrating compliance with the mechanical ventilation system report requirements in NOISE-S15-Table 2.	

NOISE-R14	**Noise shooting ranges**	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

Standards

NOISE-S1	**Measurement and assessment of noise levels**
1. Noise is measured in accordance with NZS 6801:2008 Acoustics Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics Environmental Noise, unless a rule or standard in this chapter specifically requires another acoustical standard or assessment method, or the noise source is outside the scope of NZS6801:2008 or NZS6802:2008; and 2. Where 1. applies, the rating level process in NZS 6802:2008 must be followed to derive a noise level for comparison with the relevant noise standard.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Whether the use of any alternative measurement method or descriptor of sound will achieve an accurate and representative measurement; and b. Whether the use of any alternative assessment method will affect the assessment outcome or ability for a noise rating level to be derived for comparison with the relevant noise limit.

NOISE-S2	Noise levels in the Residential zones, Rural lifestyle zone and Estuary Estates special purpose zone (excluding Business and service sub-zones)

1. The noise rating level from any activity must not exceed the following noise limits when measured at or within the boundary of the Dargaville Hospital zone. This standard does not apply to activities undertaken within the Dargaville Hospital zone:

Time	Noise Level
7.00am to 10.00pm	50 dB L_{Aeq}(15 min)
10.00pm to 7.00am	40 dB L_{Aeq}(15 min) and 70 dB $L_{AF(max)}$

2. Activity status where compliance not achieved: Restricted Discretionary

3. Matters over which discretion is restricted:
a. The matters in NOISE-MAT1.

NOISE-S3	Noise levels in the General rural zone and Māori purpose zone

1. Noise from activities in the General rural zone or Māori purpose zone is permitted if either:
a. The noise is from:
i. Land Based Primary Production activities undertaken for a limited duration using agricultural vehicles, mobile machinery or equipment used on a seasonal or intermittent basis, including noise from cropping, top dressing and spraying carried out on a seasonal, temporary or intermittent basis for a period up to 30 days in any 12-month period; or
ii. Noise from animals outdoors and working farm dogs, excluding noise from dog breeding kennels or dog care facilities; or
b. The noise rating level from the activity does not exceed the following noise limits when measured at or within the notional boundary of any other site in those zones:

Time	Noise Level
7.00am to 10.00pm	55 dB L_{Aeq}(15 min)
10.00pm to 7.00am	45 dB L_{Aeq}(15 min) and 70 dB $L_{AF(max)}$

2. Activity status where compliance not achieved: Restricted Discretionary

3. Matters over which discretion is restricted:
a. The matters in NOISE-MAT1.

NOISE—S4	Noise levels in the Commercial zone and Estuary Estates special purpose zone business and service sub-zones

1. The noise rating level from any activity in the Commercial zone and Estuary Estates special purpose business and Service sub-zones must not exceed the following noise limit when

2. Activity status where compliance not achieved: Restricted Discretionary

3. Matters over which discretion is restricted:

measured at or within the boundary of any other site in those zones:

Time	Noise Level
All times	60 dB L_{Aeq}(15 min)

a. The matters in NOISE-MAT1.

NOISE—S5	Noise levels in Industrial zones

1. The noise rating level from any activity in an Industrial zone must not exceed the following noise limits, when measured at or within the boundary of any other site in the zone:

Zone	Time	Noise Level
Light Industrial	All times	65 dB $L_{Aeq(15 min)}$
Heavy Industrial	All times	75 dB $L_{Aeq(15 min)}$

2. **Activity status where compliance not achieved:** Restricted Discretionary

3. **Matters over which discretion is restricted:**
   a. The matters in NOISE-MAT1.

NOISE-S6	Noise levels in the Heavy industrial zone

1. The noise rating level from any activity within the Maungatūroto Dairy Factory site, including infrastructure, wastewater treatment, and other ancillary activities, is a permitted activity if noise from the site as measured at the boundary of Maungatūroto Dairy Factory Noise Sensitive Area shown on the planning maps and does not exceed the following limits:

Time	Noise Level
All times	45 dB $LA_{eq(15 min)}$
10.00pm to 7.00am	70 dB $L_{AF(max)}$

2. **Activity status where compliance not achieved:** Restricted Discretionary

3. **Where:**
   a. The matters in NOISE-MAT1.

NOISE-S7	Noise levels from the Commercial zone, Estuary Estates special purpose business and service sub-zones, Light industrial zone and Heavy industrial zone

1. The noise rating level from any activity in the Commercial zone, Estuary Estates special purpose business and service sub-zones, Light industrial zone and Heavy industrial zone must not exceed the following noise limits when measured at or within:
   a. The boundary of any site in the Residential zones and Rural lifestyle zone;
   b. Any notional boundary in the Rural zones; and
   c. The boundary of any site in the Open space zone, Natural open space zone, and Sport and active recreation zone.

Time	Noise Level

2. **Activity status where compliance not achieved:** Restricted Discretionary

3. **Matters over which discretion is restricted:**
   a. The matters in NOISE-MAT1.

7.00am to 10.00pm	55 dB $L_{Aeq(15\ min)}$
10.00pm to 7.00am	45 dB $L_{Aeq(15\ min)}$ and 70 dB $L_{AF(max)}$

NOISE-S8	Noise levels received in the Hospital zone

1. The noise rating level from any activity in any zone except for the Hospital zone must not exceed the following noise limits when measured at or within the boundary of the Hospital zone:

Time	Noise Level
7.00am to 10.00pm	50 dB $L_{Aeq(15\ min)}$
10.00pm to 7.00am	40 dB $L_{Aeq(15\ min)}$ and 70 dB $L_{AF(max)}$

Note: *See NOISE-R6 for helicopter movements at Dargaville Hospital.*

2. **Activity status where compliance not achieved:** Restricted Discretionary

3. **Matters over which discretion is restricted:**
   a. The matters in NOISE-MAT1.

NOISE-S9	Noise levels from the Sport and active recreation zone

1. Noise from activities in the Sport and active recreation zone is permitted if either:
   a. The noise is from recreation activities and facilities including skateparks, playgrounds, flying foxes and playing fields; but excluding noise from amplified sound, gunfire, vehicles or motorised equipment (e.g. model aircraft, vehicles or motorbikes), or
   b. The noise rating level from any activity does not exceed the following noise limits when measured at or within any notional boundary in any Residential or Rural zone:

Time	Noise Level
7.00am to 10.00pm	55 dB $L_{Aeq(15\ min)}$
10.00pm to 7.00am	45 dB $L_{Aeq(15\ min)}$ and 70 dB $L_{AF(max)}$

2. **Activity status where compliance not achieved:** Restricted Discretionary

3. **Matters over which discretion is restricted:**
   a. The matters in NOISE-MAT1

NOISE-S10	Noise levels from the Open space zone and Natural open space zone

1. The noise rating level from any activity in the Open space zone or Natural open space zone must not exceed the following noise limits, when measured at or within any notional boundary in any Residential or Rural zone:

Time	Noise Level

2. **Activity status where compliance not achieved:** Restricted Discretionary

3. **Matters over which discretion is restricted:**
   a. The matters in NOISE-MAT1.

7.00am to 10.00pm	50 dB $L_{Aeq(15\ min)}$
10.00pm to 7.00am	40 dB $L_{Aeq(15\ min)}$ and 70 dB $L_{AF(max)}$

NOISE-S11	Noise levels between all other zone interfaces
1. Except as provided for in NOISE-S2 to NOISE-S10 above, where noise generated on a site in one zone is received on a site in a different zone, the noise levels must comply with the noise Rules and Standards applying in the zone of the receiving site.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in NOISE-MAT1.

NOISE-S12	Noise levels from a child care facility in a Residential or Rural zone
1. The noise rating level from the operation of any educational facility must not exceed the following noise limits, when measured at or within the boundary of any other site in a Residential zone or any notional boundary in a Rural zone:	**2. Activity status where compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters in NOISE-MAT1.

Time	Noise Level
7.00am to 10.00pm	55 dB $L_{Aeq(15\ min)}$
10.00pm to 7.00am	40 dB $L_{Aeq(15\ min)}$ and 70 dB $L_{AF(max)}$

Note: *Compliance with the noise limits applying at all other times may require noise from functions, events, and other activities utilising buildings, car parks, accessways and outdoor areas to be managed in terms of noise level or restricted in terms of finishing time.*

NOISE-S13	Construction work noise
1. Noise from construction work complies with the limits in NOISE-S13 Table 1 when measured and assessed at 1m from the façade of any building containing a Noise Sensitive Activity that is occupied during the work in a Rural or Residential zone. **2.** Noise from construction work complies with the limits in NOISE-S13 Table 2 when measured and assessed at 1m from the façade of any other building that is occupied during the work.	**3. Activity status when compliance not achieved:** Discretionary

NOISE-S13-Table 1:
Construction work noise received at a noise sensitive activity in the General rural zone or General residential zone

		Duration of Construction Work

Day	Time Period	Typical duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		L_{Aeq}	$L_{AF(max)}$	L_{Aeq}	$L_{AF(max)}$	L_{Aeq}	$L_{AF(max)}$
Weekdays	6.30am - 7.30am	60	75	65	75	55	75
	7.30am - 6.00pm	75	90	80	95	70	85
	6.00pm - 8.00pm	70	85	75	90	65	80
	8.00pm - midnight - 6.30am	45	75	45	75	45	75
Saturdays	7.30am - 6.00pm	75	90	80	95	70	85
	6.00pm - midnight - 7.30am	45	75	45	75	45	75
Sundays and Public Holidays	7.30am - 6.00pm	55	85	55	85	55	85
	6pm - midnight - 7.30am	45	75	45	75	45	75

NOISE-S13-Table 2:
Construction work noise received 1m from the facade of any other building

Time (all days)	Duration of Construction Work		
	Typical Duration	Short-term Duration (dBA)	Long-term Duration (dBA)
	dB L_{Aeq}	dB L_{Aeq}	dB L_{Aeq}
7.30am - 6.00pm	75	80	70
6.00pm - 7.30am	80	85	75

Notes:

1. *The duration of construction work is defined by the duration of the entire project from start to finish, even though some large projects may only affect some receivers for shorter periods.*
    a. *Typical Duration means up to between 15 days and 20 weeks of work.*
    b. *Short-term Duration means up to 14 days of work.*
    c. *Long-term Duration means more than 20 weeks of work.*
2. *The measurement and assessment period for construction work is 30 minutes. No adjustment for duration or averaging shall be applied.*

NOISE-S14	Vibration from construction work
1. Vibration from construction work does not exceed: a. **Building damage** - the limits set out in German Industrial Standard DIN 4150-3 (2016): Vibrations in buildings - Part 3: Effects on Structures when measured in accordance with that Standard on any structure not on the same site; and b. **Amenity** - the limits in the table below when measured in the corner of the floor	**2. Activity status where compliance not achieved with NOISE-S14.1.a and NOISE-S14.1.c:** Non-Complying **3. Activity status where compliance not achieved with NOISE-S14.1.b:** Discretionary

of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building containing any Noise Sensitive Activity that is occupied during the construction work.

Receiver	Period	Peak Particle Velocity Limit millimetres/ second (mm/s)
Occupied noise sensitive activity	Night-time 10.00pm to 7.30am	0.3 mm/s
	Day-time 7.30am to 10.00pm	2 mm/s
Other occupied buildings	At all times	2 mm/s

c. All vibration measurements shall be undertaken in accordance with ISO-4866:2010 - Mechanical vibration and shock.

Notes:

1. *Construction vibration levels of 2mm/s PPV are easily felt by receivers in residential units or other buildings and may generate complaints, especially if the source or impending duration of the vibration is unknown.*
2. *A construction vibration limit of 0.3mm/s PPV is near the limit of perception for most people and compliance with this limit would avoid sleep disturbance for most people. The low limit would likely mean that no construction work involving tracked or heavy machinery could occur in proximity to any occupied Noise Sensitive Activity.*
3. *The vibration levels in NOISE-S14.a are only likely to be approached or exceeded where high-vibration construction work is undertaken, such as piling, vibratory compaction or blasting.*
4. *The vibration levels in NOISE-S14.b are only likely to be approached or exceeded where moderate to high-vibration construction work is undertaken, such as piling or vibratory compaction within approximately 50-100m, or from heavy tracked plant within 20m, of a Noise Sensitive Activity or for blasting during the day. The vibration limits applying at night are much lower and require greater separation distances or low-vibration activities to achieve compliance.*

NOISE-S15	Building within the State Highway or Rail Corridor Noise Control Boundary

NOISE-S15-Table 1:
Maximum indoor design noise levels for State Highway and Rail Corridor noise

Activity	Rail Corridor maximum indoor design noise level	State Highway maximum indoor design noise level
Bedrooms	35dB L_{Aeq}	40dB L_{Aeq}
Lecture rooms / theatres, music studios, places of assembly including churches, places of worship, and marae	35dB L_{Aeq}	35dB L_{Aeq}
Conference rooms, drama studios, libraries, designated sleeping rooms for children aged under 7 years in schools, early childhood centres or tertiary institutions	40dB L_{Aeq}	40dB L_{Aeq}
Noise sensitive activities in hospitals including overnight medical care, wards, clinics, consulting rooms, theatres, nurse stations	40dB L_{Aeq}	40dB L_{Aeq}
Other habitable rooms	40dB L_{Aeq}	40dB L_{Aeq}

Noise-S15-Table 2:
Mechanical ventilation system

Activity	Ventilation requirements (in situations where windows must be closed to achieve indoor noise levels set out in NOISE Table 1)
	1. Provides mechanical ventilation to satisfy clause G4 of the New

Habitable rooms for a residential activity	Zealand Building Code; and 2. Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; 3. Provides relief for equivalent volumes of spill air; 4. Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18 degrees celcius and 25 degrees celcius; and 5. Does not generate more than 35 dB $L_{Aeq(30s)}$ when measured 1 metre away from any grille or diffuser.
Other spaces	To be determined by a suitably qualified and experienced person.

Noise-S15 Table 3:
Construction schedule

Elements	**Minimum construction schedule for controlling noise in State Highway and Railway**	
Exterior Walls	Wall cavity infill of fibrous insulation, batts or similar (minimum density of 9kg/m^3)	
	Cladding and internal wall lining complying with either Options A, B or C below:	
	Option A - Light Cladding: timber weatherboard or sheet materials with surface mass between 8kg/m^2 and 30 kg/m^2 of wall cladding	Internal lining of minimum 17 kg/m^2 plasterboard, such as two layers of 10mm thick high-density plasterboard, on resilient/isolating mountings
	Option B - Medium cladding: surface mass between 30	Internal lining of minimum 17 kg/m^2 plasterboard, such as two

	kg/m^2 and 80 kg/m^2 of wall cladding	layers of 10 mm thick high-density plasterboard
	Option C - Heavy Cladding: surface mass between 80 kg/m2 and 220 kg/m2 of wall cladding	No requirements additional to New Zealand Building Code
Roof / Ceiling	Ceiling cavity infill of fibrous insulation, batts or similar (minimum density of 7 kg/m^3)	
	Ceiling penetrations, such as for recessed lighting or ventilation, shall not allow additional noise break-in	
	Roof type and internal ceiling lining complying with either Options A, B or C below:	
	Option A - Skillion roof with light cladding: surface mass up to 20 kg/m^2 of wall cladding	Internal lining of minimum 25 kg/m^2 plasterboard, such as two layers of 13 mm thick high-density plasterboard
	Option B - Pitched roof with light cladding: surface mass up to 20 kg/m^2 of roof cladding	Internal lining of minimum 17 kg/m^2 plasterboard, such as two layers of 10 mm thick high-density plasterboard
	Option C - Roof with heavy cladding: surface mass up to 20 kg/m^2 of wall cladding	No requirements additional to New Zealand Building Code
Glazed areas	Aluminium frames with full compression seals on opening panes	
	Glazed areas shall be less than 35% of each room's gross floor area	
	Either: double-glazing with: a. A laminated pane of glass at least 6 mm thick; b. A cavity between the two	

	panes of glass at least 12mm deep; and c. A second pane of glass at least 4 mm thick; or d. Any other glazing with a minimum performance of Rw 33 dB	
Exterior doors	Exterior door: a. Within the State Highway noise effects area with a line-of-sight to any part of the State Highway road surface; or b. Within the railway corridor noise effects area with a line-of-sight to any point 3.8m directly above the formed railway track.	Solid core exterior door, minimum surface mass 24 kg/m^2, with edge and threshold compression seals; or other doorset with minimum performance of Rw 30 dB

Noise-S15-Table 4:
Design report assumptions

For State Highways	1. The design road noise is to be based on measured or predicted external noise levels plus 3 dB.
For the Rail Corridor	1. The source level for railway noise is 70 LAeq(1h), 12 metres from the nearest track; and 2. The attenuation over distance is: a. 3 dB per doubling of

	distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres; or b. As modelled by a Suitably Qualified and Experienced Acoustic Consultant using a recognised method for freight trains with diesel locomotives, having regard to factors such as barrier attenuation, the location of the building relative to the orientation of the track, topographical features and any intervening structures.

Matters for discretion

NOISE-MAT1	General
All zones	**1.** The extent to which the character, timing, duration and level of noise from the activity is: a. Compatible with existing and permitted land use activities on adjacent sites, including effects on health and amenity of people and protection from sleep disturbance effects; and b. Compatible with the development and outcomes that are anticipated and provided for by the Plan in the zone(s) where the noise will be received: **2.** The existing ambient sound levels and level of intrusiveness of the noise from the activity. **3.** The effectiveness and practicability of any proposed mitigation and management measures to avoid, manage and minimise noise and/ or vibration effects, including but not limited to: a. Hours of operation;

	b. Timing and duration of noise sources; c. Reduction of noise at source; d. Location and management of noise sources, including effectiveness of management based measures to manage people noise; and e. Enclosure of machinery or use of low noise generating plant or equipment.

NOISE-MAT2	Noise levels from temporary activities
All zones	**1.** Whether the noise from the activity will give rise to noise effects that are unreasonable or cause unreasonable disruption, having regard to: a. The level of noise and disruption to activities that will be experienced on adjacent sites; b. The timing and duration of the noise, including potential sleep disturbance effects; c. The number of events proposed and periods of respite between events; d. The cumulative noise effects of the proposal and any other consented activities; e. Whether any additional noise effect from the event(s) can be offset by a reduction in the noise effects from other events in the following 12-month period; and f. The proposed measures to manage noise levels throughout the event, including advanced communications prior to the event.

NOISE-MAT3	Noise levels from a helicopter landing area
All zones	**1.** The effects of the predicted noise levels across adjacent land and at any notional boundary or other occupied building, including the future establishment of any notional boundary that is anticipated or provided for by the plan; **2.** The extent to which the noise effects are compatible with the development and outcomes anticipated by this chapter and the relevant zone chapter provisions; **3.** The extent to which the activity will support rural production activities; **4.** Cumulative noise levels and effects from any other consented or permitted (and utilised) helicopter landing area in the vicinity of the proposal; and **5.** Proposed mitigation measures to minimise noise effects across adjacent land, including site layout, timing of operations, number of movements during the day or night, type(s) of helicopter and the flight procedure ((flight track/path, ground idling, hovering).

SIGN — Signs

Overview

Signs have an important function as a communication tool within the Kaipara District. Signs advertise goods and services, provide notice of forthcoming events, warn of hazards, identify premises, direct and control pedestrians and traffic. Signs enable businesses, community groups and other organisations to support the social, economic, and cultural wellbeing of the District.

It is appropriate to allow signs; but the number, size, location, and visual prominence of signs needs to be balanced against the potential impact they can have on public health and safety and visual amenity.

The controls on signs in this chapter apply to permanent and temporary signs sited on private property including signs on privately owned buildings within the District. The Council Signs Bylaw manages signs located on Council owned or controlled land and property. This includes Council roads and road reserves as well as State Highway road reserves with 70km/h or less speed zones. Any sign directed at or visible from a State Highway with a 70km/h or faster speed zone may require affected party approval from the NZ Transport Agency.

Objectives

SIGN-O1	Signs support the needs of the community
Signs contribute to the social, economic and cultural wellbeing of the community, support public safety, and maintain or enhance the amenity and character values of the zone they are located in.	

Policies

SIGN-P1	Enable compatible signs
Allow signs that are generally compatible with the role, function, and character of the zone they are located, including: 1. Commercial advertising signs; 2. Official signs; 3. Information signs; 4. Real estate sign; and 5. Temporary signs.	

SIGN-P2	Manage the adverse effects of signs
Manage the adverse effects of signs across the Kaipara District to ensure signs do not: 1. Detract from the amenity and character values of the zone in which they are located; 2. Compromise the heritage values associated with heritage buildings, items, or sites; and 3. Generate significant visual impacts, including from illumination, flashing or content.	

SIGN-P3	Manage cumulative effects of signs
Manage potential cumulative effects of signs across the Kaipara District by ensuring signs are appropriately located and limited in number.	

SIGN-P4	Managing road safety
Ensure that signs are designed and located so they do not compromise the safe use of any road by road users.	

Rules

Notes:

1. *Temporary signs that are located on Council owned or controlled land and property, including Council road reserves and State Highway road reserves within the 70km/h or less speed zones may require a permit and have requirements other than those found in this chapter.*
2. *Any sign directed at or visible from a State Highway with a 70km/h or faster speed zone may require affected party approval from the NZ Transport Agency.*
3. *Signs can also be subject to permits under Kaipara District Council's bylaws, a Reserve Management Plan or a Conservation Management Strategy.*

SIGN-R1	Official signs	
All zones	**1. Activity status:** Permitted **Where:** a. The sign complies with SIGN-S1 Traffic safety for signs.	**2. Activity status when compliance not achieved:** Refer to relevant standard.

SIGN-R2	Temporary signs	
All zones	**1. Activity status:** Permitted **Where:** a. The sign is removed within four weeks after the day it is first erected; b. Any sign associated with events is removed within one week of the event ending; c. The sign complies with the height in relation to boundary, height and setback standards for the relevant zone, except for the road boundary setback; and d. The sign complies with: i. SIGN-S1 Traffic safety for signs; ii. SIGN-S2 Sign size; iii. SIGN-S3 Free standing signs; and iv. SIGN-S4 Number of signs.	**2. Activity status when compliance with SIGN-R2.1.a-c not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The location of the sign; b. The duration of the temporary sign; c. Any impacts on amenity; and d. Any potential adverse effects on the land transport network. **4. Activity status when compliance with SIGN-R2.1.d not achieved:** Refer to relevant standard.

SIGN-R3	Information signs	
All zones	**1. Activity status:** Permitted **Where:** a. The information sign complies with: i. SIGN-S1 Traffic safety for signs; and ii. SIGN-S3 Free standing signs.	**2. Activity status when compliance not achieved:** Refer to relevant standard.

SIGN-R4	Signs on or attached to a building, structure, window, fence or wall	
All zones	**1. Activity status:** Permitted **Where:** a. The sign does not protrude above the highest point of the building or structure; b. The sign relates to goods and services available on the site; and c. The sign complies with: i. SIGN-S1 Traffic safety for signs; ii. SIGN-S2 Sign size; and iii. SIGN-S4 Number of signs.	**2. Activity status when compliance with SIGN-R4.1.a and SIGN-R4.1.b not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; and b. Any adverse cumulative effects. **4. Activity status when compliance with SIGN-R4.1.c not achieved:** Refer to relevant standard.

SIGN-R5	Veranda signs	
All zones	**1. Activity status:** Permitted **Where:** a. The sign is under the veranda or does not extend 300mm above the veranda; b. The sign relates to goods and services available on the site; and c. The sign complies with: i. SIGN-S1 Traffic safety for signs; ii. SIGN-S2 Sign size; iii. SIGN-S3 Free standing signs; and iv. SIGN-S4 Number of signs.	**2. Activity status when compliance with SIGN-R5.1.a and SIGN-R5.1.b not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; and b. Any adverse cumulative effects. **4. Activity status when compliance with SIGN-R5.1.c not achieved:** Refer to relevant standard.

SIGN-R6	Freestanding, double-sided signs	
All zones	**1. Activity status:** Permitted **Where:** a. The sign complies with the height in relation to boundary, height and setback standards for the relevant Zone, except for the road boundary setback; b. The sign relates to goods and services available on the site; and c. The sign complies with: i. SIGN-S1 Traffic safety for signs; ii. SIGN-S2 Sign size; iii. SIGN-S3 Free standing signs; and iv. SIGN-S4 Number of signs.	**2. Activity status when compliance with SIGN-R6.1.a and SIGN-R6.1.b not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; and b. Any adverse cumulative effects. **4. Activity status when compliance with SIGN-R6.1.c not achieved:** Refer to relevant standard.

SIGN-R7	Billboards	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

SIGN-R8	Digital signs	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

SIGN-R9	Any signs not otherwise listed in this table	
All zones	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

Standards

SIGN-S1	Traffic safety for signs	
All zones	1. All signs located along, within or that can be seen from a State Highway where the speed limit is 70km/h or more, must: a. Comply with all New Zealand Transport Agency Sign regulations; and b. Display the name and contact details of the person who erected the sign.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Impacts on traffic safety; b. Any potential driver distraction; and c. Any potential effects on vehicle manoeuvring and access

SIGN-S2	Sign size	
All zones	1. Any temporary sign must not exceed a total area of 2m^2. Where a sign is double-sided, the maximum area of the sign is calculated as the area of one side of the sign. 2. Any veranda sign must: a. Provide a clearance of at least 2.4m from the footpath to the bottom of the sign; b. Have a maximum height of 0.6m and a maximum depth of 0.25m; c. Be setback 0.5m from the front of the veranda; d. Be positioned at least 0.5m from the end of the veranda; and e. Be mounted at right angles to the kerb line.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The character and amenity values of the surrounding area; b. Any adverse cumulative effects.
Outstanding Natural Character	5. The maximum total sign area, excluding official and information signs, within coastal environment,	7. **Activity status when compliance not achieved:** Restricted Discretionary

Area, High Natural Character Area, Outstanding Natural Feature, Outstanding Natural Landscape, Historic heritage buildings and items, Sites and areas of significance to Māori	Outstanding Natural Character Area, High Natural Character Area, Outstanding Natural Feature or, Outstanding Natural Landscape must not exceed 5m^2. **6.** The maximum total sign area on scheduled historic heritage buildings or items or sites and areas of significance to Māori must not exceed 0.25m^2.	**8. Matters over which discretion is restricted:** a. Adverse effects on the values, characteristics and qualities of the feature, landscape, or precinct; b. The specific values that apply to the site; and c. Any adverse cumulative effects.
Commercial zone, Industrial zone	**9.** The maximum total sign area, excluding official and information signs on any site must not exceed: a. 6m^2 where there is less than 24m road frontage width; or b. 0.25m^2 for every 1m of road frontage, up to a maximum area of 12m^2 where there is greater than 24m frontage width.	**10. Activity status when compliance not achieved:** Restricted Discretionary **11. Matters over which discretion is restricted:** a. The impact on the character and amenity of the surrounding area; and b. Any adverse cumulative effects.
General residential zone, Open space zone	**12.** The total area of the sign on any site must not exceed 2m^2, excluding official and information signs. Where a sign is double-sided, the maximum area of the sign is calculated as the area of one side of the sign.	**13. Activity status when compliance not achieved:** Restricted Discretionary **14. Matters over which discretion is restricted:** a. The impact on the character and amenity of the surrounding area; and b. Any adverse cumulative effects.
General rural zone, Rural lifestyle zone	**15.** The maximum total of sign area on any site, excluding official and information signs, must not exceed 3m^2. Where a sign is double-sided, the maximum sign area is calculated as the area of one side of the sign.	**16. Activity status when compliance not achieved:** Restricted Discretionary **17. Matters over which discretion is restricted:** a. The impact on the character and amenity of the surrounding area; and b. Any adverse cumulative effects.

SIGN-S3	**Free standing signs**	
Commercial zone, Industrial zone	**1.** All free-standing signs, including support structures must not exceed 4m in height measured from ground level.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The impact on the character and amenity of the surrounding area; and

		b. Any adverse cumulative effects.
All zones excluding: Commercial and Industrial zones	**4.** All free-standing signs, including support structures, must not exceed 3m in height measured from ground level.	**5. Activity status when compliance not achieved:** Restricted Discretionary **6. Matters over which discretion is restricted:** a. The impact on the character and amenity of the surrounding area; and b. Any adverse cumulative effects.

SIGN-S4	**Number of signs**	
All zones	**1.** There must be no more than: a. Four permanent signs per site within the Commercial or Industrial zones, excluding official or information signs; or b. Two permanent signs in all other zones, excluding official or information signs. **2.** There must be no more than two temporary signs, or real estate signs per site. **3.** There must be no more than two permanent signs per site, except where a site has more than one road frontage, in which case signs are limited to a maximum of four permanent signs per site. **4. This standard does not apply to:** a. Portable signs, including but not limited to, sandwich boards, teardrop flags or banners; b. Signs fixed to vehicles or trailers and signs on street furniture; and c. Signs located on a road or public place within the Kaipara District which are subject to the provisions of Kaipara District Council's bylaws.	**5. Activity status when compliance not achieved:** Restricted Discretionary **6. Matters over which discretion is restricted:** a. The impact on the character and amenity of the surrounding area; and b. Any adverse cumulative effects.

TEMP — Temporary Activities

Overview

Temporary activities contribute to the economic, social, and cultural wellbeing of people and communities across the Kaipara District. Temporary activities are generally permitted if they are infrequent, and of a short duration. Although temporary activities benefit communities, they can also generate noise, traffic, or other adverse effects which need to be appropriately managed.

The provisions in this chapter aim to manage the adverse effects associated with temporary activities.

To support development activities across the Kaipara District this chapter enables temporary buildings and structures associated with general construction.

This chapter also enables New Zealand Defence Force to undertake temporary military training activities.

Objectives

TEMP-O1	Enabling temporary activities to contribute to wellbeing
Temporary activities are enabled where these contribute to the social, economic and cultural wellbeing of communities in the Kaipara District.	

TEMP-O2	Managing the adverse effects of temporary activities
Temporary activities are enabled while managing adverse effects on: 1. The amenity and character of the surrounding environment; and 2. The safety and efficiency of the land transport network.	

Policies

TEMP-P1	Enable temporary activities to contribute to wellbeing
Enable temporary activities where these positively contribute to the social, cultural and economic wellbeing of people and communities in the Kaipara District.	

TEMP-P2	Managing the adverse effects of temporary activities
Ensure the adverse effects associated with temporary activities are managed by: 1. Ensuring there are not permanent adverse effects on the character and amenity values of the locality in which the temporary activity is occurring, particularly in sensitive receiving environments; 2. Ensuring the safety and efficiency of the land transport network is not compromised; 3. Ensuring the size, scale and location of any buildings or structures are necessary for the temporary activity to occur; 4. Controlling the frequency, duration and times of temporary events; 5. Managing the number of persons at temporary events, including public, volunteers or employees; 6. Protecting health and safety of people on site during temporary activities and events; and 7. Considering the functional and operational needs of the temporary activity to be in particular locations.	

TEMP-P3	Temporary motorsport events

Enable temporary motorsport events to occur in the General rural zone, Heavy industrial zone or Light industrial zone where adverse effects, including dust, noise and traffic, are appropriately managed.

TEMP-P4	Temporary military training activities
Provide for temporary military training activities for a limited duration.	

Rules

NOTES:

1. *There may be other Part-2 District-wide matters that apply to temporary activities, including the provisions in the Noise Chapter. However, the provisions in the Transport Chapter do not apply to temporary activities.*
2. *There may be bylaws applying to temporary activities that need to be complied with.*
3. *Temporary activities may require approval from the roading controlling authority. The roading controlling authority is New Zealand Transport Agency if the temporary activity is accessed from a State Highway and Kaipara District Council if accessed from any other road.*

TEMP-R1	Temporary activities excluding any temporary activity not listed below	
All zones except: **Natural open space**	**1. Activity status:** Permitted **Where:** a. The activity occurs no more than three times on the site within a consecutive 12-month period, excluding market gardens; b. The duration of each temporary activity is less than 72 hours; c. The temporary activity hours or operation are between 7.30am and 9pm Monday to Sunday; d. Temporary structures are: i. erected no more than two days before the temporary event occurs; ii. removed no more than three days after the end of the event; and e. The site is returned to its previous condition no more than three days following the end of the temporary activity; f. No direct site access is provided from a State Highway or regional arterial road; g. The temporary activity complies with the noise standards of the relevant zone where the activity is being undertaken; and h. The temporary activity complies with TEMP-S1 - Temporary Activities if located in the General residential zone.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The character and amenity of the locality; b. The scale, duration and nature of the temporary activity; c. Noise, dust and vibration effects; d. Effects on the land transport network; and e. The matters of discretion of in TEMP-S1 if that standard is not complied with.

TEMP-R2	Temporary military training activities	

All zones	1. **Activity status:** Permitted **Where:** a. The activity does not exceed a duration of 31 days within a consecutive 12-month period on any site; b. Any ancillary building or structure is removed within seven days of the activity being completed; and c. The activity complies with TEMP-S2 - Temporary Military Training.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The character and amenity of the locality; b. The scale, duration and nature of the temporary activity; c. Noise, dust and vibration effects; and d. Traffic effects on the land transport network.

TEMP-R3	**Temporary buildings and structures ancillary to construction work**	
All zones	1. **Activity status:** Permitted **Where:** a. The temporary building and/or structure is located on the same site as the associated construction work; b. The maximum gross floor area of temporary buildings/and or structures does not exceed 50m^2 where the site is located within or adjoins the General residential zone; c. The temporary building and/or structure is removed from the site upon completion of the construction work, or within twelve months from the date it was located on the site, whichever is the sooner; and d. The temporary building and/or structure complies with the height recession plane, and setback rule standards of the zone where the activity is located.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The character and amenity of the locality; b. The bulk and scale, of the temporary building or structure; and c. Noise and vibration effects.

TEMP-R4	**Temporary motorsport events**	
All zones	1. **Activity status:** Restricted Discretionary **Where:** a. The site is not used for more than two Motorsport events per calendar year; b. The hours of operation for the temporary motorsport event are between 7.30am and 9pm; c. Any building or structure associated with the activity is not erected more than two days prior to the temporary	3. **Activity status when compliance not achieved:** Discretionary

	motorsport event and is removed within two days after completion of the event; and d. Where earthworks are required in preparation for the event, the site must be rehabilitated to the original condition as soon as practicable after the completion of the event. **2. Matters over which discretion is restricted:** a. The scale and duration of the temporary motorsport event; b. The motorsport event is located within the General rural zone, Heavy industrial zone or Light industrial zone; c. Noise effects; d. Traffic management and any adverse effects on the land transport network; e. Dust and sediment control, including the reinstatement of any earthworks undertaken for the event; and f. Setbacks from site boundaries.	

TEMP-R5	**Temporary activities in Natural open space zone**	
Natural open space zone	**1. Activity status:** Discretionary	**2. Activity status when compliance not achieved:** Not Applicable

Standards

TEMP-S1	**Temporary activities in residential zones**
1. Temporary activities in the General residential zone must: a. Have no more than three temporary activities occurring on the site within a consecutive 12-month period; b. Be completed in one day, including site preparation and restoration; and c. Have hours of operation of between 7am and 6pm.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Refer to Rule TEMP-R1

TEMP-S2	**Temporary military training in General residential zone**
1. Temporary military training activities in General residential zone involving weapons firing or the use of explosives must provide notice, and a noise management plan prepared by a suitably qualified acoustic engineer, to the Council at least 48 hours prior to the commencement of the activity, with the notice specifying: a. Whether the activity involves live firing and/or the use of explosives or firing of blank ammunition;	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Refer to Rule TEMP-R2

b. The location of the activity and the boundaries within which the activity will take place; c. The distances to buildings used for activities sensitive to noise; and d. The timing and duration of the activity.	

This section has rules that have legal effect.

GRZ — General residential zone

Overview

The General residential zone is used predominantly for residential activities, and other compatible activities. The zone applies to most of the District's residential areas and is the largest zone by area in the main townships.

A moderate concentration and bulk of buildings is anticipated, whilst remaining in keeping with the generally low-rise, low-density character of Kaipara's main townships, mainly one to two storey houses with yards and landscaping. Typical housing includes detached, semi-detached, and terraced housing that provides choice in dwelling type to meet the diverse housing needs of the community.

Awakino Precinct - Overview:
The Awakino Precinct enables medium density residential development for a range of allotment sizes where ecological enhancement, open space and connectivity corridors are achieved.

The Awakino Precinct integrates with the General residential zone to provide for a variety of residential intensities that promote housing and living choices whilst recognising the natural features and characteristics of the area. The Residential zone provides for traditional suburban densities and housing forms which is currently characterised by one to two storey detached residential units on larger properties setback from boundaries with landscape gardens.

Other relevant District Plan provisions:
The provisions of the Awakino Precinct apply in addition to the underlying zone provisions and the rules contained in Part 2: District-Wide Matters chapters. Where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct takes precedence over the activity status in the zone or district-wide matter rules, whether that activity status is more or less restrictive. District-wide chapters which contain provisions that are specifically relevant to the Awakino Precinct include:

1. Transport chapter - TSPZ-PREC1 provisions; and
2. Subdivision chapter - SUB-PREC1 provisions.

Cove Road North Precinct - Overview:
The Cove Road North Precinct enables residential development for a range of allotment sizes at a density where a high level of urban design, ecological enhancement, pedestrian and transport connectivity are achieved. The Cove Road North Precinct integrates with the Residential zone to provide for a variety of residential intensities that promote housing and living choices whilst recognising the landscape, natural features and characteristics of the area.

The Cove Road North Precinct forms an interface between Residential and Rural zones at Mangawhai and built form should establish a transition between zones, and maintain an open frontage to Cove Road.

Other relevant District Plan provisions:
The provisions of the Cove Road North Precinct apply in addition to the underlying zone provisions and the rules contained in Part 2: District-Wide Matters chapters. Where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct takes precedence over the activity status in the zone or district-wide matter rules, whether that activity status is more or less restrictive. District-wide chapters which contain provisions that are relevant to the Cove Road North Precinct, including:

1. Transport chapter - TSPZ-PREC2 provisions; and
2. Subdivision chapter - SUB-PREC2 provisions.

Objectives - General residential zone

Note: *Objectives for Awakino Precinct (PREC1) and Cove Road North Precinct (PREC2) follow below the objectives for the General residential zone.*

GRZ-O1	Purpose of zone
The General residential zone is developed and used predominantly for residential activities with a mix of building types, and other compatible activities.	

GRZ-O2	Ensuring housing supply
The supply of housing is sufficient to adequately meet the needs of the community and to enable efficient infrastructure servicing, through both intensification within existing urban areas and in identified greenfield locations adjacent to the existing towns of Dargaville, Maungatūroto, Kaiwaka and Mangawhai.	

GRZ-O3	Ensuring housing choice
The range of housing types, sizes, and locations meets the diverse housing needs of the community.	

GRZ-O4	Housing form and density
The General residential zone comprises a moderate concentration and bulk of buildings, with mainly detached houses and some semi-detached and terraced housing, and other development that is compatible.	

GRZ-O5	Amenity of Residential zone
1. New development achieves a good level of design quality and amenity appropriate to the outcomes anticipated for the zone; and 2. Non-residential activities located within the General residential zone are compatible with the character and amenity of the surrounding residential environment and do not have any significant adverse effects on the role and function of Commercial zones.	

Objectives - Awakino Precinct (PREC1)

GRZ-PREC1 - Awakino Precinct-O1	Awakino Precinct density
Residential living opportunities and housing choice are enabled in the Awakino Precinct whilst ecological, reverse sensitivity, stormwater, transport, and character and amenity effects are managed.	

Objectives - Cove Road North Precinct (PREC2)

GRZ-PREC2 - Cove Road North Precinct-O1	Residential living
Residential living opportunities and housing choice is enabled in the Cove Road North Precinct whilst landscape, ecological, infrastructure, transport, and character and amenity effects are managed.	

Policies - General residential zone

Note: *Policies for Awakino Precinct (PREC1) and Cove Road North Precinct (PREC2) follow below the policies for the General residential zone.*

GRZ-P1	Range of housing types and sizes

Recognise and provide for the diverse accommodation needs of the community by enabling a range of housing types and sizes, including detached and semi-detached dwellings, and terraced housing.

GRZ-P2	Neighbourhood character and streetscape

Ensure that high-quality urban neighbourhood character and amenity is achieved by managing the design, bulk and scale of new buildings through:

1. Ensuring buildings are predominantly one or two storeys;
2. Consistency with Crime Prevention through Environmental Design principles to ensure safety of street and public spaces;
3. Incorporating visual interest and human scale in the design of buildings, especially at the street frontage of buildings;
4. Ensuring immediate neighbours have adequate access to sunlight and privacy;
5. Softening the street frontage and publicly visible areas through the inclusion of landscaping; and
6. Controlling the design and scale of fencing, driveways, car parking areas, and other functional aspects of the site to ensure that they do not dominate the view from the street.

GRZ-P3	On-site design and amenity

Ensure that the design achieves high quality on-site residential amenity through providing:

1. Access to adequately sized and conveniently located outdoor living space, and access to reasonable levels of sunlight commensurate with a general residential environment;
2. Reasonable levels of privacy through unit design, balcony placement, and window orientation that limits the extent of overlooking of private spaces by other residential units;
3. Adequate internal floor areas;
4. Adequately sized and conveniently located outdoor utility storage space, commensurate with anticipated occupancy;
5. Landscaping throughout development sites, including the retention of significant vegetation and mature trees where possible;
6. Limiting the extent of impervious surfacing to manage stormwater runoff and to provide opportunities for gardens and landscaping; and
7. Adequate car parking and manoeuvring space and cycle parking provision.

GRZ-P4	Supported residential care and retirement villages

Enable supported residential care activities and retirement villages where they are designed and located to:

1. Provide a high level of amenity for occupants;
2. Ensure any adverse amenity effects on neighbouring sites are appropriately managed;
3. Maintain the residential character of the surrounding environment; and
4. Connect to reticulated services and road networks, and where any adverse effects on the capacity or functioning of infrastructure is mitigated.

GRZ-P5	Community and neighbourhood activities

Ensure that residential activities remain the predominant activity in the General residential zone whilst enabling community facilities, home businesses, educational facilities, visitor accommodation, home-based childcare, veterinarians, and emergency service facilities that:

1. By their nature and function typically need to be in a Residential zone; and
2. Have a scale and effects compatible with the residential character, amenity and coherence of the neighbourhood.

GRZ-P6	Non-residential activity effects on residential amenity

Ensure that the design and scale of non-residential activities and associated buildings:

1. Maintain residential amenity through managing the nature, scale and design of non-residential buildings, and the location of on-site parking and vehicle manoeuvring areas;
2. Minimise adverse effects related to traffic generation, movement of people, access, hours of operation, noise, odours, lighting glare, litter, dust and the outdoor storage of materials; and

3. Appropriately manage effects on the capacity and functioning of infrastructure.

GRZ-P7	Other activities

Avoid non-residential activities that are not otherwise provided for in policies unless:
1. The activity supports the wellbeing of residents in the area, is compatible with, or has a functional need to locate in the zone;
2. Any adverse effects on the residential amenity values are avoided or minimised; and
3. The activity maintains the anticipated character, qualities and purpose of the General residential zone.

GRZ-P8	Infrastructure

Require activities to be connected to a Council reticulated system for water supply, wastewater and stormwater disposal. Where this cannot be achieved, require sites to provide suitable self-sufficient systems on-site.

Policies - Awakino Precinct

GRZ-PREC1 - Awakino Precinct-P1	Awakino Precinct density

Awakino Precinct provides for a range of site sizes and densities, and subdivision layout where:
1. A mixture of allotment sizes is provided that have the ability to accommodate different housing typologies;
2. There is sufficient infrastructure to accommodate the development;
3. The development is sympathetic to the surrounding environment and adverse effects on adjoining sites are managed, including reverse sensitivity effects; and
4. Good design of subdivision is achieved by the following:
    a. Urban blocks that respond to topography, solar orientation, prevailing winds and are flexible to deliver a range of typologies;
    b. Lots that are generally shaped, sized and orientated to achieve positive sunlight access, onsite amenity, privacy and outlook, with particular regard to east - west orientation;
    c. Well-connected, safe and legible, transportation and open space networks, including walking and cycling corridors;
    d. The creation of rear lots is minimised, except where there is no practicable alternative; and
    e. Integration with adjacent sites to enable future development opportunities.

GRZ-PREC1 - Awakino Precinct-P2	Awakino Precinct subdivision

To manage adverse effects on residential amenity and character by requiring residential activities to have regard to the way the development, provides street activation and active interfaces to open space networks through:
1. Visual and physical connection between principal pedestrian access and the street;
2. Visual connection from windows overlooking the street to create passive surveillance;
3. Landscaping and fencing treatments;
4. Relating to neighbouring properties by employing setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts;
5. Safe and active interface to open space networks and road corridors onto which it fronts; and
6. Design to recognise the amenity and character of the street and other buildings in the vicinity, having regard to building bulk, scale and mass.

GRZ-PREC1 - Awakino Precinct-P3	Awakino Precinct connectivity

Require land use and subdivision to achieve a connected, legible and safe, open space, pedestrian and transport networks in the Awakino Precinct by:

1. Forming a well-connected street network, that avoids no exit roads and cul-de-sacs, except where there is no practicable alternative;
2. Establishing a visually distinct, high amenity road (the Green Amenity Street Road) providing a connection within the precinct that accommodates cycle and pedestrian infrastructure with restricted vehicle access; and
3. Maximising walking and cycling networks along streets and open space.

GRZ-PREC1 - Awakino Precinct-P4	Awakino Precinct ecological values

Protect and restore the values of natural wetland features, rivers, and indigenous vegetation within the Awakino Precinct when undertaking land use and subdivision, with particular regard to:

1. Method of enhancement and permanent protection of the natural wetland features, rivers, and indigenous vegetation; and
2. Appropriate setback of residential activities.

GRZ-PREC1 - Awakino Precinct-P5	Awakino Precinct open space

Require subdivision within the Awakino Precinct to provide for the recreation and amenity needs of residents by:

1. Providing open spaces which are prominent, accessible and are of a quality and size in proportion to the future density of the neighbourhood;
2. Providing for pedestrian and cycle linkages;
3. Incorporating, mature trees and landscape features into the design of subdivisions through open spaces where they can contribute to recreation networks; and
4. Encouraging the incorporation of indigenous vegetation, wetlands and rivers and their margins into open space and recreation networks.

GRZ-PREC1 - Awakino Precinct-P6	Awakino Precinct stormwater management

Ensure that stormwater is managed and treated to:

1. Maintain and enhance the health and ecological values of the wetlands and rivers.
2. Avoid, remedy or mitigate hazards, taking climate change into account.

Policies - Cove Road North Precinct (PREC2)

GRZ-PREC2 - Cove Road North Precinct-P1	Cove Road North Precinct subdivision

To provide for a range of site sizes and densities, and subdivision layout where:

1. A mixture of allotment sizes is provided that have the ability to accommodate different housing typologies, including affordable housing;
2. There is sufficient infrastructure/servicing to accommodate the development;
3. A well-connected pedestrian, cycling and transport network is achieved;
4. The subdivision design and allotment sizes respond to the topography and physical characteristics of the land;
5. Good design of subdivision is achieved by the following:
    a. Lots are generally shaped, sized and orientated to achieve positive sunlight access, onsite amenity, privacy and outlook;
    b. The creation of rear lots is minimised, except where there is no practicable alternative;
    c. Integration and connectivity with adjacent sites to enable future development opportunities; and
    d. Efficient use of land and infrastructure.

GRZ-PREC2 - Cove Road North Precinct-P2	Cove Road North Precinct residential amenity

To manage adverse effects on residential amenity and character by requiring development to:
1. Manage the scale, intensity, height, bulk and form of development;
2. Require sufficient outdoor area and landscaping within each site;
3. Enable residential development on sites of an appropriate size and shape;
4. Minimise the intrusion of privacy and extent of building dominance on adjacent residential units and outdoor areas; and
5. Minimise the degree of overshadowing to any adjoining site or residential unit.

GRZ-PREC2 - Cove Road North Precinct-P3	**Cove Road North Precinct connectivity**

Require land use and subdivision to achieve a connected, legible and safe, open space, pedestrian and transport network in the Cove Road North Precinct by:
1. Establishing a well-connected street network;
2. Promoting connections along and adjacent to natural features and open spaces;
3. Maximising walking and cycling networks along streets, waterways and open space; and
4. Avoid the formation of any road or private way onto Cove Road until that section of road has a posted speed limit that will maintain a safe road environment.

GRZ-PREC2 - Cove Road North Precinct-P4	**Cove Road North Precinct ecological values**

Encourage the protection and restoration of indigenous terrestrial and aquatic habitats including remnant terrestrial bush habitats, wetland areas, intermittent and permanent streams within the Cove Road North Precinct when undertaking land use and subdivision, with particular regard to:
1. Method of enhancement and permanent protection of the natural features;
2. Appropriate site specific setbacks of buildings, earthworks, access and infrastructure from natural features; and
3. Integration of the development with the natural feature, including the provision of pedestrian walkways and cycle ways adjacent to natural features.

GRZ-PREC2 - Cove Road North Precinct-P5	**Cove Road North Precinct character**

Subdivision and development shall protect the open frontage of Cove Road by:
1. Limiting the height and dominance of built form along the Cove Road frontage;
2. Providing appropriate setbacks for buildings, structures, car parking and storage areas; and
3. Establishing planting or other methods to soften and / or screen built form.

GRZ-PREC2 - Cove Road North Precinct-P6	**Cove Road North Precinct Northern Sub-precinct**

Subdivision and development within the Northern Sub-precinct shall provide a sensitive transition from the Cove Road North Precinct to the Rural zone, recognising the rural landscape and Brynderwyn Range to the North by:
1. Responding to the site topography and characteristics; Identifying building platforms that respond to site topography and environmental characteristics;
2. Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring;
3. Revegetating the natural drainage patterns to separate and fragment the built development; and
4. Ensuring that revegetation integrates with the existing native vegetation on the northern boundary of the precinct.

Rules - General residential zone

Note 1: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1, General Approach.*
Note 2: *Rules for Awakino Precinct (PREC1) and Cove Road North Precinct (PREC2) follow below the General*

residential zone rules.

GRZ-R1	Buildings and structures
1. **Activity status:** Permitted **Where:** The construction, alteration, or addition, of any building or structure complies with: a. GRZ-S1 Building coverage; b. GRZ-S2 Height; c. GRZ-S3 Height in relation to boundary; d. GRZ-S4 Building setbacks from side or rear boundaries; e. GRZ-S5 Building setbacks from road boundaries and shared accessways; f. GRZ-S6 Upper storey window and balcony setbacks; g. GRZ-S7 Outdoor living space; h. GRZ-S8 Residential unit size; i. GRZ-S9 Building setbacks from a coastal marine area; and j. GRZ-S10 Building setbacks from rail corridors. k. GRZ-S11 Services	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard; and b. The matters in GRZ-MAT1.

GRZ-R2	Demolition of a building
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

GRZ-R3	Residential units
1. **Activity status:** Permitted **Where:** a. No more than two residential units occupy the site; b. Residential units not connected to a reticulated wastewater system shall not exceed one per 2,000m^2 of net site area; c. Outside Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 600m^2 of net site area ; and d. In Dargaville, residential units connected to a reticulated wastewater system shall not exceed one residential unit per 400m^2 of net site area. **Note:** *This does not apply to multi-unit developments managed under GRZ-R12.*	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT1.

GRZ-R4	Minor residential unit
1. **Activity status:** Permitted **Where:** a. No more than one principal residential unit and one minor residential unit will occupy the site; and	2. **Activity status when compliance not achieved with GRZ-R4.1.b:** Controlled **Where:** a. Site Density including the principal and

b. Resulting density complies with GRZ-R3.1, except that a principal residential unit and a minor residential unit that are both connected to a reticulated wastewater system may be established on a site with a minimum 600m^2 net site area. **Note:** *This does not apply to multi-unit developments managed under GRZ-R12.*	minor residential units achieves at least 75% of the minimum net site area under GRZ-R3.1. **3. Matters of control:** a. Type, suitability and effects of wastewater management systems to be used on the site, including effects on safety of drinking water supplies for human consumption. **4. Activity status when compliance is not achieved with GRZ-R4.1.a or GRZ-R4.2.a:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. The matters of discretion in GRZ-MAT1.

GRZ-R5	**Relocation of buildings**
1. Activity status: Permitted **Where:** a. The building complies with standards GRZ-S1 to GRZ-S11 inclusive; b. Any relocated dwelling must be previously designed built and used as a dwelling; c. A building inspection report shall accompany the Building Consent application, identifying reinstatement work required to the building's exterior; and d. All work required to reinstate the exterior of the building, including the siting on permanent foundations, shall be completed within 12 months of the building being delivered to the site.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Reinstatement work needed, timetable for reinstatement and placement on permanent foundations, and bond to secure this work; b. Management of reinstatement work, including site maintenance and screening of the building during reinstatement; c. The matters of discretion of any infringed standard GRZ-S1 to GRZ-S10 inclusive; and d. The matters of discretion in GRZ-MAT1.

GRZ-R6	**Residential activity**
1. Activity status: Permitted	**2. Activity status when compliance not achieved:** Not Applicable

GRZ-R7	**Supported residential care and boarding houses**
1. Activity status: Permitted **Where:** a. Residential accommodation and ancillary support services are provided for people who do not form a single household; and b. No more than six visitors per night are accommodated per site.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Residential character and amenity; b. Design and layout; c. Transport safety and efficiency; and d. Infrastructure servicing.

GRZ-R8	**Home business**
1. Activity status: Permitted **Where:** a. The home business occupies a maximum of 40m^2 Gross Floor Area;	**2. Activity status when compliance not achieved with GRZ-R8.1.a:** Discretionary **3. Activity status when compliance not achieved with GRZ-R8.1.b, c, d or e:**

b. The home business does not involve an industrial activity, or animal boarding kennels; c. No more than two persons who are not permanent residents of the site are employed on the site at any one time; d. The home business takes place entirely within a building and no goods, materials, or equipment are stored outside a building; and e. Unloading or loading of vehicles or the receiving of customers or deliveries only occurs between 0730 and 1900 hours on any day.	Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT2; and b. Effects on the role and function of the Commercial zones.

GRZ-R9	**Visitor accommodation**
1. **Activity status:** Permitted **Where:** a. Accommodation is offered to no more than 6 guests at any one time.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Residential character and amenity; b. Design and layout.; c. Transport safety and efficiency; d. Scale of activity; and e. Infrastructure servicing.

GRZ-R10	**Child care facility**
1. **Activity status:** Permitted **Where:** a. The child care facility is within a residential unit; b. The maximum number of children who are not resident on the site does not exceed four; and c. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT2.

GRZ-R11	**Impervious surfaces - all development**
1. **Activity status:** Permitted **Where:** a. The maximum percentage of the net site area covered by impervious surfaces shall be 60%.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Residential character and amenity; b. Stormwater management including site-specific stormwater design such as low impact urban design measures; and c. The provision of landscaping and trees.

GRZ-R12	**Multi-unit development**
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT1 and GRZ-MAT2;

GRZ-R13	Educational facility (other than home-based childcare)
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT1 and GRZ-MAT2;

GRZ-R14	Veterinary facility
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT1 and GRZ-MAT2;

GRZ-R15	Community facility
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT1 and GRZ-MAT2;

GRZ-R16	Emergency service facility
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT1 and GRZ-MAT2;

GRZ-R17	Retirement villages
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in GRZ-MAT1 and GRZ-MAT2;

GRZ-R18	Commercial activity
1. **Activity status:** Restricted Discretionary **Where:** a. The activity is a dairy or grocery store; b. The floor area accessible by the public or customers is no more than 150m^2 per site; c. The site is located on a corner with frontage to two or more roads; and d. Hours of operation only occurs between 0700 - 2200 on any day.	2. **Activity status where compliance not achieved:** Discretionary 3. **Matters of which discretion is restricted:** a. The matters in GRZ-MAT1 and {Link, 19497,GRZ-MAT2; b. Functional need for the activity in the location; and c. Cumulative effects on the role and function of Commercial zones.

GRZ-R19	Camping grounds
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

GRZ-R20	Any activity not otherwise provided for
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

GRZ-R21	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Rules - Awakino Precinct

Note:
The provisions of the Awakino Precinct apply in addition to the underlying zone provisions and the rules contained in Part 2: District-Wide Matters chapters. Where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct takes precedence over the activity status in the zone or district-wide matter rules, whether that activity status is more or less restrictive.

GRZ-PREC1 - Awakino Precinct-R1	Buildings and structures
1. **Activity status:** Permitted **Where:** a. The construction, alteration, or addition of any building or structure complies with: i. GRZ-PREC1 - Awakino Precinct-S1 - Building coverage; ii. GRZ-PREC1 Awakino Precinct-S2 - Building setbacks from side and rear boundaries; iii. GRZ-PREC1 - Awakino Precinct-S3 - Building setbacks from road boundaries and shared driveways; iv. GRZ-PREC1 - Awakino Precinct-S4 - Building setbacks from the Rural zone; v. GRZ-PREC1 - Awakino Precinct-S5 - Outdoor living space; vi. GRZ-PREC1 - Awakino Precinct-S6 - Impervious surfaces; vii. GRZ-S2 - Height; viii. GRZ-S3 - Height in relation to boundary; ix. GRZ-S6 - First floor window and balcony setbacks; x. GRZ-S8 - Residential unit size; and xi. GRZ-S9 - Building setbacks from a coastal marine area.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.

GRZ-PREC1 - Awakino Precinct-R2	Residential units
1. **Activity status:** Permitted **Where:** a. No more than one residential unit occupies the site; or b. It will be an additional residential unit on the site, and the minimum net sit area associated with each residential unit is 600m^2 for a serviced site and 3,000m^2 for an unserviced site; and c. Any residential unit located within a site, within the Awakino Precinct that has a road boundary shall provide: i. The primary pedestrian access oriented toward a road; ii. Where any lot shares a boundary with Awakino Road primary pedestrian access shall be oriented toward Awakino Road; and iii. At least one habitable room with at least one clear-glazed window, at least 1m^2 in size which is oriented toward the road.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. It will be an additional residential unit on the site, and the minimum net site area associated with each additional residential unit is 450m^2 for a serviced site; b. There is a separation distance of at least 3m from any other detached residential unit; and c. There is a separation distance of at least 6m where there is a private open space area located between two residential units. 4. **Matters over which discretion is restricted:** a. The privacy, outlook and amenity of adjacent and adjoining sites; b. Sufficient sunlight access to the outdoor living space; c. Building mass, orientation and passive surveillance of the road/street; d. Bulk and scale effects; e. Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation; f. The extent to which the activity is consistent with the purpose, character and amenity values of the Awakino Precinct; and g. The ability to accommodate incidental activities anticipated within the Awakino Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping. 5. **Activity status when compliance not achieved:** Discretionary

GRZ-PREC1 - Awakino Precinct-R3	Fencing and landscaping
1. **Activity status:** Permitted **Where:** a. Any fence adjacent to: i. Any road boundary must not exceed a maximum height of 2m above existing ground level; and ii. Any neighbourhood park or wetland enhancement area must not exceed a maximum height of 1.5m above existing ground level and shall be 50% visually	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which the fencing and landscaping visually connects the private front yards to the wider Green Amenity Street; b. The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places; c. The extent to which shading and visual

permeable; and b. On any site adjacent to the Green Amenity Street identified on the Awakino Precinct Plan, at least 60% of the site frontage shall be vegetated to a minimum depth of 0.5m and a maximum height of 1.2m; c. Any residential activity within a site that has a legal boundary with Designation 34 shall provide an area of planting along the entire length of the Designation 34 legal boundary which is: i. 2m wide; ii. Capable of achieving a minimum establishment height of 8m; and iii. At a density that will achieve canopy closure within 3-5 years.	dominance effects to immediate neighbours and the street are minimised; d. Health and safety effects; and e. The extent to which activities within Designation KDC D-3 Dargaville Landfill are obscured from any residential activity within the residential site.

GRZ-PREC1 - Awakino Precinct-R4	**Noise sensitive activity**
1. Activity status: Permitted **Where:** a. Designation KDC D-3 Dargaville Landfill has been removed from the plan; or b. A noise barrier has been established in accordance with Subdivision Standard SUB-PREC1 - Awakino Precinct-S13 and the noise sensitive activity is located outside of Noise Area A as identified on the Awakino Precinct Noise Plan; or c. No noise barrier has been established in accordance with Subdivision Standard SUB-PREC1 - Awakino Precinct-S13 and the noise sensitive activity is outside of Noise Areas B and C as identified on the Awakino Precinct Noise Plan.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Where:** a. A noise barrier has been established in accordance with Subdivision Standard SUB-PREC1 - Awakino Precinct-S13 and the noise sensitive activity is located in Noise Area A as identified on the Awakino Precinct Noise Plan; or b. No noise barrier has been established in accordance with Subdivision Standard SUB-PREC1 - Awakino Precinct-S13 and the noise sensitive activity is in Noise Area B as identified on the Awakino Precinct Noise Plan. **5. Matters over which discretion is restricted:** a. The effects on people's health and internal residential amenity, including effects on future residents and effects from future levels of noise anticipated when the application is being assessed; b. Whether or not the noise sensitive activity could be designed or located to achieve compliance with the rules; c. The extent to which non-compliance with the rules could unduly compromise the continuing operation of the Dargaville Landfill; d. Any natural or built features of the site or surrounding area which will mitigate noise effects; e. Mechanisms in place to avoid future reverse sensitivity conflicts (including covenants on titles) or other physical mitigation works; f. The extent to which the internal noise level in any habitable room will exceed

	the relevant noise levels in NZS2107:2016; and g. Whether suitable cooling and ventilation solutions are to be provided that will ensure that the internal temperature of habitable rooms can be maintained with windows and doors closed. **6. Information Requirement:** a. Every application under rule GRZ-PREC1- Awakino Precinct-R4 shall be supported by an acoustic report prepared by a suitably qualified acoustic engineer which recommends appropriate mitigation measures including but not limited to: i. Façade attenuation measures proposed to achieve an appropriate level of internal noise within habitable rooms. The report shall use NZS2107:2016 unless an alternative criteria is justified. ii. Attenuation measures to limit the level of noise within outdoor living areas. iii. Cooling and ventilation methods to ensure that internal temperature of habitable rooms will be maintained with windows and doors closed. **7. Activity status when compliance not achieved:** Non-complying **8. Where:** a. No noise barrier has been established in accordance with Subdivision Standard SUB-PREC1 - Awakino Precinct-S13 and the noise sensitive activity is in Noise Area C as identified on the Awakino Precinct Noise Plan.

Rules - Cove Road North Precinct

PREC2 - Cove Road North Precinct-R1	**Buildings and structures**
1. Activity status: Permitted **Where:** **The construction, alteration, or addition of any building or structure complies with:** a. GRZ-PREC2 - Cove Road North Precinct-S1 - Height; b. GRZ-PREC2 - Cove Road North Precinct-S2 - Building setbacks from side and rear boundaries; c. GRZ-PREC2 - Cove Road North	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.

Precinct-S3 - Building setbacks from road boundaries and shared accessways; d. GRZ-PREC2 - Cove Road North Precinct-S4 - Impervious surfaces; e. GRZ-PREC2 - Cove Road North Precinct-S5 - Building and accessway setbacks from indigenous vegetation; f. GRZ-PREC2 - Cove Road North Precinct-S6 - Setbacks for accessory buildings; g. GRZ-PREC2 - Cove Road North Precinct-S7 - Exterior colour and reflectivity; h. GRZ-S1 - Building coverage; i. GRZ-S3 - Height in relation to boundary; j. GRZ-S6 - Upper storey window and balcony setbacks; and k. GRZ-S9 - Building setbacks from coastal marine area and waterbodies.	

PREC2 - Cove Road North Precinct-R2	**Residential units**
1. **Activity status:** Permitted **Where:** a. No more than two residential units occupy the site; b. The minimum net site area associated with each residential unit is: i. 600m^2 for a serviced site in the Cove Road North Precinct; or ii. 1,000m^2 for a serviced site in Cove Road North - Northern Sub-precinct area.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The privacy, outlook and amenity of adjacent and adjoining sites; b. Sufficient sunlight access to the outdoor living space; c. Building mass, orientation and passive surveillance toward the road/street; d. Bulk, scale and shading effects; e. Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation; f. The extent to which the activity is consistent with the purpose, character and amenity values of the Cove Road North Precinct; and g. The ability to accommodate incidental activities anticipated within the Cove Road North Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and where appropriate: h. The relationship of the development with adjoining streets or public open spaces, including the provision of landscaping; i. Privacy, shading and overlooking within the development and on adjoining site, including the orientation of habitable rooms, balconies, and outdoor living spaces; j. Infrastructure servicing, including private onsite systems; k. The provision of adequate waste and

	recycling bin storage including the management of amenity effects of these on streets or public open spaces; and l. Where on-site car parking, garaging and vehicle manoeuvring areas are provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.

PREC2 - Cove Road North Precinct-R3	**Fencing and landscaping**
1. **Activity status:** Permitted **Where:** a. Any fence adjacent to any road boundary must: i. Not exceed a maximum height of 1.1m; or ii. Be separated no further than 0.5m from a retaining wall and the combined height of the fence and retaining wall has a maximum height of 1.5m; and b. Any activity within a site that has a legal boundary with Cove Road shall provide an area of planting along the entire length of the Cove Road legal boundary which is: i. 1.5m wide; and ii. Capable of achieving a minimum establishment height of 1.8m; and iii. At a density that will achieve canopy closure within 3-5 years.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which the fencing and landscaping visually connects the private front yards to public roads and open spaces (apart from Cove Road Frontages); b. The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places; c. The extent to which shading and visual dominance effects to immediate neighbours and the street are minimised; and d. The extent to which built form is obscured from Cove Road.

PREC2 - Cove Road North Precinct-R4	**Retirement facility**
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The siting, scale, design and layout of buildings ensures compatibility between buildings and their integration with other sensitive development on the site, adjacent sites and surrounding public spaces; b. The design, size and location of the private and/or communal open space, parking, loading spaces and driveways on the site achieves a high standard of on-site amenity, noise and visual privacy for residents, and ensures that effects from dust, fumes and light glare are minimised; c. Outdoor living areas or balconies are contiguous with the internal living areas; and d. The location of buildings, window and	3. **Activity status when compliance not achieved:** Discretionary

door placement, parking areas and outside amenity areas avoid reverse sensitivity effects on any adjoining industrial activities.	

Standards - General residential zone

Note: *Standards for Awakino Precinct (PREC1) and Cove Road North Precinct (PREC2) follow below the General residential zone rules.*

GRZ-S1	Building coverage
1. The maximum building coverage is 50%.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. The bulk and scale of the buildings, structures, and impervious surfaces; c. The provision of landscaping and trees; and d. Stormwater management including site-specific stormwater design.

GRZ-S2	Height
1. The maximum height of buildings and structures is 10m above ground level, except: a. The maximum height of a minor residential unit or an accessory building is 5m above ground level; b. Chimneys and architectural features (e.g. finials, spires) that are no more than 1.2m in width on any elevation may exceed the height limit by no more than 1m; c. Solar and water heating plant may exceed the height limit by no more than 0.5m; and d. Fences and standalone walls shall not exceed a maximum height above ground level of 1.8m.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Any adverse shading, privacy, or visual dominance effects on adjacent sites; and c. Cumulative effects of the proposed height, together with setbacks and height to boundary.

GRZ-S3	Height in relation to boundary
1. Buildings, accessory buildings, and structures shall be contained within a building envelope defined by a 45-degree recession plane measured from 3m above ground level at the side or rear boundaries of the site adjoining another General residential zone, Open space zone, or Sport and active recreation zone site, except: a. The following intrusions are permitted: i. Gutters or eaves not exceeding 200mm; ii. Solar panels and water heating plant;	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Any adverse shading, privacy, or visual dominance effects on adjacent sites; and c. Cumulative effects of the proposed height to boundary together with height and setbacks.

iii. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary; and iv. Where the site adjoins a vehicle accessway to an adjacent rear site and that accessway is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the height in relation to boundary shall be taken from the far side of the accessway.	

GRZ-S4	Building setbacks from side and rear boundaries
1. Buildings, accessory buildings, and structures shall be setback a minimum of 1.5m from any side or rear boundary. **2. This standard does not apply to:** a. Buildings or structures that share a common wall along a side or rear boundary; or b. Accessory buildings and garages where the cumulative wall length adjacent to any side or rear boundary is no greater than 7m; or c. Boundary fences less than 1.8m high; or d. Uncovered decks or swimming pools that are less than 0.5m in height above ground level.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Effect on amenity values of nearby residential properties, including outlook, privacy, shading and visual dominance; c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure; d. Any necessity for reduced setback due to the shape or natural and physical features of the site; and e. Cumulative effects of setbacks together with the proposed height and height to boundary.

GRZ-S5	Building setbacks from road boundaries and shared accessways
1. Buildings and accessory buildings shall be setback a minimum of 2m from the road boundary or shared accessway to another site; and **2.** Where a garage, carport or part of a building includes a vehicle entrance facing a road boundary or shared accessway to another site, the vehicle entrance shall be setback a minimum of 5.5m from the road boundary or accessway. **3. This standard does not apply to:** a. Boundary fences or letter boxes; or b. Uncovered decks and swimming pools that are less than 0.5m in height above existing ground level.	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. The safety and efficiency of the land transport network and private accessways; c. Screening, planting and landscaping of the site; and d. Cumulative effects of the proposed height, setbacks and height to boundary.

GRZ-S6	First floor window and balcony setbacks

1. Balconies or living area windows on upper storeys above ground floor level shall be setback a minimum of 4m from side and rear boundaries with a General residential zoned site. 2. **This standard does not apply to:** a. Bedroom, study, bathroom, hallway and stairwell windows; b. Windows at more than 90 degrees to the boundary; and c. Windows that are either frosted glass or where the sill height is more than 1.6m above internal floor level.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Any adverse privacy, overlooking, or visual dominance effects on adjacent sites; b. Privacy and amenity of occupants; and c. Site orientation and screening providing by landscaping.

GRZ-S7	Outdoor living space

1. Each residential unit shall be provided with an outdoor living space for the exclusive use of the occupants of the unit, directly accessible from the principal internal living space;
2. The outdoor living space shall not be occupied by vehicle access or carpark;
3. The outdoor living space may be occupied by decks and outdoor swimming pools; and
4. The outdoor living space shall have the minimum area and dimension in this table:

Residential unit type	Minimum Area	Minimum Dimension
All residential units except specified below	50m^2	4m
Minor residential unit	20m^2	4m
Multi-unit developments - ground floor levels	20m^2	4m
Residential units wholly above ground floor level	8m^2 balcony	1.5m balcony
Retirement villages subject to GRZ-R17	-	-

5. **Activity status when compliance not achieved:** Restricted Discretionary
6. **Matters over which discretion is restricted:**
   a. Occupant amenity and the adequacy of the size, dimension of the outdoor living space;
   b. The accessibility and convenience of the outdoor living space for occupiers;
   c. Effects on privacy and outdoor living space for all residential units on site;
   d. The degree to which the outdoor living space will receive sunlight;
   e. Proximity to communal or public open space; and
   f. Whether adequate mitigation of adverse effects can be achieved by screening, planting or alternative design.

GRZ-S8	Residential unit size

1. Each Residential Unit shall have a minimum of 35m^2 Gross Floor Area for a studio and 45m^2 Gross Floor Area for units containing one or more bedrooms. The GFA excludes areas used as garaging or balconies; and 2. A minor residential unit shall have a maximum of 90m^2 Gross Floor Area excluding garaging.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Residential character and amenity; b. Occupant amenity and the adequacy of the size and dimension of the internal habitable space; c. Design and layout; and d. Occupant amenity and the adequacy of the size, dimension, and sunlight

	access of the internal and external spaces.

GRZ-S9	Building setbacks from a coastal marine area NOTE: This Standard has immediate legal effect
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. 2. The setbacks in GRZ-S9.1 do not apply to: a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

GRZ-S10	Building setbacks from rail corridors
1. All buildings shall be setback a minimum of 5m from the rail corridor.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The ability to maintain buildings without needing to utilise the railway corridor; and b. Minimising the risks of physical interference on railway operations and health and safety.

GRZ-S11	Services
1. Activities requiring a supply of water, or the treatment and disposal of stormwater or wastewater, shall: a. Be connected to a Council reticulated system where available for water supply, wastewater, or stormwater disposal; or b. Where a Council reticulated system is not available, sites shall be provided with suitable self-sufficient systems on-site.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Availability of council reticulated systems; b. Effects on amenity and character of the surrounding area; c. Effects on health and safety; and d. Suitability and long-term sustainability of on-site systems.

Standards - Awakino Precinct

Note:
The provisions of the Awakino Precinct apply in addition to the underlying zone provisions and the rules contained in Part 2: District-Wide Matters chapters. Where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct takes precedence over the activity status in the zone or

district-wide matter rules, whether that activity status is more or less restrictive.

GRZ-PREC1 - Awakino Precinct-S1	Building coverage
1. The maximum building coverage is 45% of the net site area.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. The bulk and scale of the buildings, structures, and impervious surfaces; c. The provision of landscaping and trees; and d. Stormwater management including site-specific stormwater design.

GRZ-PREC1 - Awakino Precinct-S2	Building setbacks from side and rear boundaries
1. Buildings, accessory buildings, and structures shall be setback a minimum of 5m from any side or rear boundary, except: a. No setback is required where the building or structure shares a common wall along a side or rear boundary; b. No setback is required for accessory buildings and garages where: i. Vehicle access is retained to the rear of the site; ii. Located at least 3m from any habitable room on an adjoining site; and iii. It does not exceed 10m in length or 25% of the length of the side or rear yard, whichever is less; and c. No setback is required for boundary fences; and d. No setback is required for uncovered decks or swimming pools that are less than 0.5m in height above existing ground level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Effect on amenity values of nearby residential properties, including outlook, privacy, shading and visual dominance; c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure; d. Any necessity for reduced setback due to the shape or natural and physical features of the site; and e. Cumulative effects of setbacks together with the proposed height and height to boundary.

GRZ-PREC1 - Awakino Precinct-S3	Building setbacks from road boundaries and shared accessways
1. Buildings, accessory buildings, and structures shall be setback a minimum of 3m from the road boundary or shared accessway, except that: a. A garage door faces the road boundary or a vehicle accessway shared with another site, the minimum setback shall be 5.5m; and b. Swimming pools and uncovered decks are less than 0.5m in height above existing ground level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. The safety and efficiency of the land transport network and private accessways; c. Screening, planting and landscaping of the site; and

	d. Cumulative effects of the proposed height, setbacks and height to boundary.

GRZ-PREC1 - Awakino Precinct-S4	Building setbacks from the Rural zone
1. Buildings, accessory buildings, and structures shall be setback a minimum of 3m from the Rural zone.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Effect on amenity values of residential properties, including outlook, privacy, shading and visual dominance; c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure; d. Any necessity for reduced setback due to the shape or natural and physical features of the site; and e. Cumulative effects of setbacks together with the proposed height and height to boundary.

GRZ-PREC1 - Awakino Precinct-S5	Outdoor living space
1. Each residential unit shall be provided with an outdoor living space that: a. Is a minimum area of 20m^2 or equivalent to 25% of the gross floor area of the residential unit; b. Has a minimum dimension of 4m; c. Is located on the east, north or west side of the residential unit; d. Has direct access from the main living area of the residential unit; and e. Is exclusive of vehicle access, parking areas and buildings.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Occupant amenity and the adequacy of the size, dimension of the outdoor living space; b. The accessibility and convenience of the outdoor living space for occupiers; c. Effects on privacy and outdoor living space for all residential units on site; d. The degree to which the outdoor living space will receive sunlight; e. Proximity to communal or public open space; and f. Whether adequate mitigation of adverse effects can be achieved by screening, planting or alternative design.

GRZ-PREC1 - Awakino Precinct-S6	Impervious surfaces
1. The maximum area of any site covered by buildings and other impermeable surfaces shall be less than 60% of the net site area. 2. All stormwater management for the site shall comply with any stormwater management plan approved under Subdivision Standard SUB-	4. **Activity status when compliance not achieved:** Restricted Discretionary 5. **Matters over which discretion is restricted:** a. Residential character and amenity; b. Stormwater management including site-specific stormwater design such as low

PREC1 - Awakino Precinct-S1 - Stormwater disposal.

3. **Information Requirement:**
   a. Any application shall be supported by a detailed stormwater assessment report prepared by a suitably qualified engineer to confirm that the proposal will achieve the following:
      i. Treatment of the Water Quality Volume (WQV)or Water Quality Flow (WQF) from allcontaminant generating impermeable surfacesby a water quality device for the relevantcontaminants;
      ii. Retention (volume reduction) of a minimum of5mm runoff depth for all impermeable surfaces;
      iii. Detention (temporary storage) with a drain downperiod of 24 hours for the difference between thepre-development (grassed state) and post developmentrunoff volumes from the 1/3 of the 2Year ARI, 24-hour rainfall event minus anyretention volume provided for all impermeablesurfaces.
      iv. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011.

Note 1:
Within the Awakino Precinct, 1/3 of the 2 Year ARI rainfall event runoff volume is to be used as the Water Quality Volume (WQV) when designing a treatment device, and 10mm/hour is to be used as the Water Quality Flow (WQF).

Note 2:
Within the Awakino Precinct, good management practice for stormwater management is equivalent to those set out in the guideline document, Stormwater Management Devices in the Auckland Region (GD01).

impact urban design measures;
c. The provision of landscaping and trees;
d. Whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate adverse flows and detail of any obligations for lot owners to construct and maintain such devices;
e. The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity including whether the proposal includes appropriate stormwater quality management with the design and construction stages as well as the consent holder's maintenance obligations.

Standards - Cove Road North Precinct

Note:
The provisions of the Cove Road North Precinct apply in addition to the underlying zone provisions and the rules contained in Part 2: District-Wide Matters chapters. Where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct takes precedence over the activity status in the zone or district-wide matter rules, whether that activity status is more or less restrictive.

GRZ-PREC2 - Cove Road North Precinct-S1	**Height**

1. The height of buildings and structures in the Cove Road North Precinct is 8m when measured from the existing ground level. 2. The maximum height of buildings and structures in the Cove Road North Precinct - Northern Sub-precinct is 7m when measured from the existing ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between the wall and the roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Any adverse shading, privacy, or visual dominance effects on adjacent sites; and c. Cumulative effects of the proposed height, together with setbacks and height to boundary.
GRZ-PREC2 - Cove Road North Precinct-S2	**Building setbacks and side and rear boundaries**
1. Buildings, accessory buildings, and structures shall be setback a minimum of 1.5m from any side or rear boundary, except: a. A building, accessory building, and structure faces the General rural zone, Rural production zone, or Rural Lifestyle zone, the minimum setback shall be 3m; b. An accessory building (including garage) must be setback 5m from any side yard; c. No setback is required where the building or structure shares a common wall along a side or rear boundary; d. No setback is required for accessory buildings and garages and where it is located at least 3m from any habitable room on an adjoining site and the cumulative wall length adjacent to any side or rear boundary is no greater than 10m or 25% of the length of the side or rear yard, whichever is less; e. No setback is required for boundary fences; and f. No setback is required for uncovered decks or swimming pools that are less than 0.5m in height above existing ground level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The privacy, outlook and amenity of adjacent and adjoining sites; b. Sufficient sunlight access to the outdoor living space; c. Building mass, orientation and passive surveillance toward the road/street; d. Bulk, scale and shading effects; e. The extent to which the activity is consistent with the purpose, character and amenity values of the Cove Road North Precinct; and f. The ability to accommodate incidental activities anticipated within the Cove Road North Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping.
GRZ-PREC2 - Cove Road North Precinct-S3	**Building setbacks from road boundaries and shared accessways**
1. Buildings, accessory buildings, and structures shall be setback a minimum of 3m from the road boundary or shared accessways, except where: a. A garage door faces the road boundary or a vehicle accessway shared with another site, the minimum setback shall be 4.5m; b. A building, accessory building, and structure faces the legal road boundary of Cove Road and Mangawhai Heads Road, the minimum setback shall be 5m; c. An accessory building (including garage)	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The privacy, outlook and amenity of adjacent and adjoining sites; b. Sufficient sunlight access to the outdoor living space; c. Building mass, orientation and passive surveillance toward the road/street; d. Bulk, scale and shading effects; e. Effects on any natural features with respect to natural wetlands, water courses, and indigenous vegetation;

must be setback 5m from any front yard; d. Swimming pools and uncovered decks are less than 0.5m in height above existing ground level.	f. The extent to which the activity is consistent with the purpose, character and amenity values of the Cove Road North Precinct; and g. The ability to accommodate incidental activities anticipated within the Cove Road North Precinct such as parking (if it is to be provided), manoeuvring, waste collection and landscaping.
GRZ-PREC2 - Cove Road North Precinct-S4	**Impervious surfaces**
1. Within the Cove Road North Precinct, with the exception of the Cove Road North Northern Sub-Precinct: a. The maximum percentage of the net site area covered by buildings and other impervious surfaces shall be 40%; b. The area(s) of any site covered by buildings and other impervious surfaces shall be located outside of the flood extent as mapped within the 10% annual exceedance probability event detailed in Flood map in Figure 1; and c. All stormwater management for the site shall comply with any stormwater management plan approved under standard SUB-PREC2-S5 Stormwater Disposal. **2.** Within the Cove Road North Precinct - Northern Sub-precinct, impervious surfaces shall comply with GRZ-RXX - Impervious surfaces.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Whether the proposal utilises low impact and/or water sensitive stormwater management devices and design, outfalls that mitigate adverse flows and detail of any obligations for lot owners to constrict and maintain such devices; b. The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity including whether the proposal includes appropriate stormwater quality management with the design and construction stages as well as the consent holder's maintenance obligations; c. The extent to which the buildings and other impermeable surfaces within the flood hazard area will mitigate effects arising from loss of flood storage and the increase in peak flows; and d. The extent to which the buildings and other impermeable surfaces ensure that floodwaters in a 1% annual exceedance probability event are not diverted or displaced onto any other site.
GRZ-PREC2 - Cove Road North Precinct-S5	**Building and accessway setbacks from indigenous vegetation**
1. Buildings, accessory buildings, and structures in the Cove Road North Precinct - Northern Sub-precinct shall be setback a minimum of 10m from indigenous vegetation existing as at 26 November 2024.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The extent to which the buildings, accessways or driveways have been designed and located within the site to respond to the sensitivities of rural and natural landscape to the north; and b. The mitigation of the potential adverse effect landscape effect of the built form.
GRZ-PREC2 - Cove Road North Precinct-S6	**Setbacks for accessory buildings**

1. Any accessory building in the Cove Road North Precinct - Northern Sub-precinct shall be setback no further than 15m from any main residential unit located within the same site.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which the buildings, accessways or driveways have been designed and located within the site to respond to the sensitivities of rural and natural landscape to the north; and b. The mitigation of the potential adverse effect landscape effect of the built form.
GRZ-PREC2 - Cove Road North Precinct-S7	**Exterior colour and reflectivity**
1. The exterior finish of any building in the Cove Road North Precinct - Northern Sub-precinct shall be coloured or painted with a colour with a light reflectance value of no more than 30% as defined within the BS5252 standard colour palette. 2. The construction material of any accessway or driveway in the Cove Road North Precinct - Northern Sub-precinct shall be of dark colour with a reflectance value of no more than 30%.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The extent to which the buildings, accessways or driveways have been designed and located within the site to respond to the sensitivities of rural and natural landscape to the north; and b. The mitigation of the potential adverse effect landscape effect of the built form.

Matters of discretion

GRZ-MAT1	Residential development
Rules: **GRZ-R1** **GRZ-R3.2** **GRZ-R4.3** **GRZ-R12.2** **GRZ-R18**	1. Residential character and amenity; 2. Design, scale, and layout of buildings and outdoor living courts in relation to neighbourhood character; 3. The relationship of the development with adjoining streets or public open spaces, including landscaping; 4. Privacy and overlooking within the development and on adjoining sites, including orientation of habitable rooms, balconies, and outdoor living spaces; 5. Infrastructure servicing including firefighting water supply and access to that supply; 6. The provision of adequate waste and recycling bin storage including the management of amenity effects of this on streets or public open spaces; 7. The integration of landscaping, fencing, and the provision or retention of trees; 8. Where on-site car parking is provided, the design and location of the carpark (including manoeuvring space and garaging) as viewed from streets or public open spaces; and 9. The degree to which parking, garaging, and vehicle manoeuvring areas visually and physically dominate the ground level of the site. 10. The matters in any infringed building standard.

GRZ-MAT2	Activities
Rules: **GRZ-R10** **GRZ-R13** **GRZ-R14** **GRZ-R15** **GRZ-R16** **GRZ-R17** **GRZ-R18**	1. Residential character and amenity; 2. Design and layout; 3. Transport safety and efficiency; 4. Scale of activity; 5. Hours of operation; 6. Infrastructure servicing; and 7. Outdoor storage.

This section has rules that have legal effect.

GRUZ — General rural zone

Overview

The General rural zone is the largest zone in the Kaipara District, comprising approximately 78% of all land in the district. The General rural zone is a diverse environment with a wide range of primary production activities, rural landscapes, cultural values, and natural environment values. The purpose of the General rural zone is to provide for primary production activities as the predominant land-use. The General rural zone also provides for other activities that support primary production activities and have a functional or operational need to be in a rural environment, such as rural industry.

Inappropriate activities within the General rural zone can compromise the productive capacity of the rural environment and the ability of primary production activities to function effectively and efficiently. The General rural zone provisions seek to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities and recognise the typical adverse effects, such as noise, dust, odour and heavy traffic, that should be expected and tolerated in the General rural zone.

The General rural zone contains the most productive land in the District, most notably in the North Kaipara Agricultural Delta between Pouto-Te Kopuru and Dargaville-Ruawai. Much of this land is highly productive land, as defined by the National Policy Statement for Highly Productive Land 2022 (NPS-HPL). Activities that do not rely on the soil resource of the highly productive land are to be avoided unless they are anticipated on highly productive land under clause 3.9 of the NPS-HPL.

Industrial and commercial activities unrelated to primary production, including retail, are not anticipated or enabled in the General rural zone as these are best located in urban areas with appropriate infrastructure. Locating these activities within urban areas also ensures that industrial and commercial activities are separated from potentially incompatible primary production activities.

There are obligations under the RMA, the NPS-HPL and the Northland Regional Policy Statement 2016 to manage the rural land resource to provide for the social, economic and cultural well-being of people and communities, to protect highly productive land for use in land-based primary production and avoid reverse sensitivity effects on primary production activities.

There are obligations under the RMA, the NPS-HPL and the Northland Regional Policy Statement 2016 to manage the rural land resource to provide for the social, economic and cultural well-being of people and communities, to protect highly productive land for use in land-based primary production and avoid reverse sensitivity effects on primary production activities.

Objectives

GRUZ-O1	Purpose of the General rural zone
The purpose of the General rural zone is to: 1. Enable primary production activities; 2. Provide for ancillary activities that support primary production; and 3. Restrict incompatible activities that do not have a functional or operational need to be in a rural environment.	

GRUZ-O2	Primary production activities
Primary production activities are the predominant land use in the General rural zone and are protected from reverse sensitivity effects that may constrain their effective or efficient operation.	

GRUZ-O3	Highly productive land
Highly productive land is protected from inappropriate land use and is able to be used for land-based primary production, both now and for future generations.	

GRUZ-O4	Rural character and amenity values
The rural character and amenity values associated with a rural working environment are maintained.	

Policies

GRUZ-P1	Activities that require a rural location
Ensure the General rural zone provides for activities that require a rural location by: 1. Enabling primary production activities as the predominant land use; 2. Enabling a range of compatible activities that support primary production activities, including ancillary activities and rural industries; and 3. Restricting activities on highly productive land that are not reliant on the soil resource of the land.	

GRUZ-P2	Adverse effects of primary production
Enable primary production activities while recognising that adverse effects associated with a typical rural working environment, such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying and forestry harvesting, occur, and should be accepted, in the General rural zone.	

GRUZ-P3	Reverse sensitivity effects
Manage the establishment, design and location of new sensitive activities and other non-productive activities in the General rural zone to avoid where practicable, or otherwise mitigate, reverse sensitivity effects on primary production activities, including through methods such as no-complaints covenants, landscaping, screening or siting of buildings.	

GRUZ-P4	Rural character and amenity values
Ensure land use activities are undertaken in a manner that maintains the rural character and amenity values of the General rural zone, which includes: 1. A predominance of primary production activities; 2. Low site coverage and density of buildings and structures; and 3. Typical adverse effects from primary production activities such as odour, noise, dust, heavy traffic movements, fertiliser application, crop spraying and forestry harvesting associated with a rural working environment.	

GRUZ-P5	Non-rural activities
Avoid non-rural activities in the General rural zone unless they: 1. Have a functional or operational need to locate in the General rural zone; 2. Are compatible with primary production activities; and 3. Do not result in the loss of availability and productive capacity of highly productive land, including consideration of the cumulative effects of such losses.	

GRUZ-P6	Limited communal housing opportunities
Provide for limited housing opportunities in the General rural zone to enable people to live communally where: 1. There is a clear relationship between Māori and their ancestral land where papakainga housing is proposed; or 2. Dwellings are limited in number and clustered to enable the balance of the title to remain in productive	

use; and
3. Reverse sensitivity effects on primary production activities are avoided.

Rules

Notes:

1. *In addition to the rules in this chapter, resource consent may be required by rules in other chapters in the District Plan. See Part 1 Chapter — General Approach.*
2. *Rules for mining and quarrying (including farm quarries) are contained in the Earthworks chapter.*
3. *The General rural zone rules do not apply to commercial forestry activities that are regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017 (NES-CF).*

GRUZ-R1	Buildings and structures
1. **Activity status:** Permitted **Where:** a. The construction, alteration or addition of any building or structure complies with: i. GRUZ-S1 Height; ii. GRUZ-S2 Setbacks; iii. GRUZ-S3 Setbacks from a coastal marine area; and iv. GRUZ-S4 Setbacks to manage reverse sensitivity. b. The construction, alteration or addition of any accessory buildings, including greenhouses, must also: i. Have a maximum GFA of no more than 500m^2 per building; and ii. Not be located on highly productive land unless it supports a primary production activity.	2. **Activity status when compliance with GRUZ-R1.a not achieved:** Refer to relevant Standard 3. **Activity status when compliance with GRUZ-R1.b not achieved:** Discretionary

GRUZ-R2	Agricultural, pastoral or horticultural activities, or forestry activities not regulated by the NES-CF (excluding greenhouses and intensive indoor primary production)
1. **Activity status:** Permitted **Where:** a. The activity does not include any offensive trade.	2. **Activity status when compliance not achieved:** Non-Complying

GRUZ-R3	Residental unit (excluding minor residential units)
1. **Activity status:** Permitted The establishment of a new, or alteration or expansion of an existing, residential unit. **Where:** a. The number of residential units does not exceed: i. One residential unit per site less than 24 ha;	2. **Activity status when compliance not achieved:** Discretionary

ii. Two residential units per site where the site is at least 24ha and is less than 36ha; or iii. Three dwellings per site where the site is at least 36ha.	

GRUZ-R4	Minor residential unit
1. **Activity status:** Permitted The establishment of a new, or alteration or expansion of an existing, minor residential unit. **Where:** a. There is no more than one minor residential unit per site; b. The minor residential unit shares vehicle access with the principal residential unit; c. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m; and d. The minor residential unit has a maximum GFA of 90m^2 excluding decks and any garage or carport.	2. **Activity status when compliance with GRUZ-R4.1.a or GRUZ-R4.1.d not achieved:** Discretionary 3. **Activity status when compliance with GRUZ-R4.1.b or GRUZ-R4.1.c not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Impacts on the transport network and the safe design of site entry and exit; b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and c. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.

GRUZ-R5	Home business
1. **Activity status:** Permitted The establishment of a new, or alteration or expansion of an existing, home business. **Where:** a. The home business is undertaken within: i. A Residential unit; ii. A minor residential unit; or iii. An accessory building with GFA of no greater than 90m^2; b. The activity does not include any offensive trade; c. The hours of operation when the business is open to the public must be between: i. Monday to Friday 7am - 8pm; and ii. Weekends and public holidays 8am - 8pm; and d. If the home business involves paid childcare, it accommodates up to a maximum of four children who do not reside at the home.	2. **Activity status when compliance with GRUZ-R5.1.a, GRUZ-R5.1.c or GRUZ-R5.1.d not achieved:** Discretionary 3. **Activity status when compliance with GRUZ-R5.1.b not achieved:** Non-Complying

GRUZ-R6	Visitor accommodation
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Discretionary

The establishment of a new, or alteration or expansion of an existing, visitor accommodation activity. **Where:** a. The activity is undertaken within: i. A residential unit; ii. A minor residential unit; or iii. An accessory building with GFA of no greater than 90m^2; and b. No more than ten visitors per night are accommodated per site.	

GRUZ-R7	Conservation activity
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R8	Rural industry
1. **Activity status:** Permitted The establishment of a new, or alteration or expansion of an existing, rural industry. **Where:** a. The activity area has a maximum GFA of 500m^2; per site; b. There is no more than one rural industry per site; c. The activity does not include any offensive trade; and d. The rural industry is not located on highly productive land.	2. **Activity status when compliance with GRUZ-R8.1.a, b or d not achieved:** Discretionary 3. **Activity status when compliance with GRUZ-R8.1.c not achieved:** Non-Complying

GRUZ-R9	Emergency services facility
1. **Activity status:** Permitted **Where:** a. It is not located on highly productive land.	2. **Activity status when compliance not achieved:** Discretionary

GRUZ-R10	Construction of buildings or structures within the Dargaville Airfield specific control layer
1. **Activity status:** Permitted **Where:** a. The building or structure is ancillary to the Dargaville Airfield; b. The maximum height of any building or structure is 12m when measured from the natural ground level immediately below; and c. All buildings and structures are set back 5m from the road and every site boundary.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effects on the efficient operation of the Dargaville Airfield; b. Effects on the transport network; c. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and d. Landscaping to mitigate impacts on visual amenity values.

GRUZ-R11	Papakāinga housing
1. **Activity status:** Restricted Discretionary **Where:** a. The activity is undertaken on either: i. General title land owned by Māori as defined in Te Ture Whenua Māori Act 1993; or ii. Land transferred to an Iwi Trust or Authority under Treaty Settlement Legislation; or iii. Land that has been converted to Māori freehold land.	2. **Activity status when compliance not achieved:** Discretionary 3. **Matters over which discretion is restricted:** a. Whether there is a whānau, hapū or iwi development plan; b. The historical reasons why the land was transferred to general title; c. Demonstration of appropriate legal mechanism(s) to ensure that the land is maintained in whānau ownership; d. Impacts on the transport network and the safe design of site entry and exit; e. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; f. Landscaping to mitigate impacts on visual amenity values; and g. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.

GRUZ-R12	Intensive indoor primary production
1. **Activity status:** Restricted Discretionary **Where:** a. Buildings housing animals are set back 300m from any sensitive activity on a site under separate ownership.	2. **Activity status when compliance not achieved:** Discretionary 3. **Matters over which discretion is restricted:** a. Odour, noise and dust effects; b. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects; and c. Landscaping to manage impacts on visual amenity values.

GRUZ-R13	Communal housing
1. **Activity status:** Restricted Discretionary **Where:** a. There are no more than 5 residential units sharing a site; b. The site is greater than 10ha; c. Residential units are clustered so that no unit is further than 50m away from another residential unit; and d. No residential units are located on highly productive land.	2. **Activity status when compliance not achieved:** Discretionary 3. **Matters over which discretion is restricted:** a. Impacts on the transport network and the safe design of site entry and exit; b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; c. Landscaping to mitigate impacts on visual amenity values; d. The extent to which the clustering of residential units maximises the productive capacity of the balance of the site; and e. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.

GRUZ-R14	Domestic and animal boarding/breeding
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R15	Community facility
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R16	Refuse transfer station
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R17	Educational facilities
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R18	Any activity not provided for as permitted, controlled, restricted discretionary or non-complying
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R19	Commercial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R20	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R21	Healthcare activities
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

GRUZ-R22	Retirement villages
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

GRUZ-S1	Height - building and structures
1. The height of buildings and structures does not exceed 10m above ground level, except for: a. Frost fans where: i. The height of the support structure does not exceed 10.5m	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Effects on rural character, including the

above ground level; and ii. Blades do not rotate higher than 13.5.m above ground level. b. Crop protection structures where the height does not exceed 15m above ground level. **2.** This standard does not apply to: a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and b. Architectural features (e.g. finials, spires) that do not exceed 1m in height.	intensity and scale of the built form; b. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and c. Landscaping to mitigate impacts on visual amenity values.

GRUZ-S2	**Setback - all boundaries**
1. All buildings and structures must be set back at least: a. 3m from every site boundary; and b. 10m from the road frontage. **2. This standard does not apply to:** a. Fences or walls no more than 2m above ground level; b. Swimming pools and uncovered decks less than 1m above ground level; c. Letterboxes, clotheslines and outdoor furniture; d. Underground wastewater infrastructure; and e. Water tanks less than 2.7m above ground level.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Effects on rural character, including the intensity and scale of the built form; b. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and c. Landscaping to mitigate impacts on visual amenity values.

GRUZ-S3	**Setbacks from a coastal marine area NOTE:** **This Standard has immediate legal effect**
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. **2.** The setbacks in GRUZ-S3.1 do not apply to: a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

GRUZ-S4	**Setbacks for reverse sensitivity**
1. All buildings used for sensitive activities are set back at least 300m from the edge of any	**4. Activity status when compliance not achieved:** Discretionary

existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership. **2.** All buildings used for sensitive activities are set back at least 500m from the site boundary of any existing mining or quarrying activity. **3.** All buildings used for sensitive activities are located outside of the Maungatūroto Dairy Factory Noise Sensitive Area.	

This section has rules that have legal effect.

RLZ — Rural lifestyle zone

Overview

The Rural lifestyle zone provides opportunities for people who seek a rural lifestyle to locate in more rural areas of the district. The Rural lifestyle zone is concentrated in appropriate locations, closer to urban areas with good access to services and transport networks. Historically, rural lifestyle subdivision has occurred throughout the rural environment, which has led to undesirable outcomes such as ongoing fragmentation of the rural land resource (particularly in areas containing highly productive land) and reverse sensitivity effects on existing primary production activities.

The area comprising the Rural lifestyle zone (approximately 1.17% of the District) has been chosen because of its close proximity to urban centres where the demand for small rural lots is highest. Other locations for the Rural lifestyle zone include parts of the Pahi Peninsula and around Paparoa, Dargaville and Kaiwaka. All these areas are close to services and commercial activities, with good access to the state highway network. Many of these areas are also suitable for further rural lifestyle development because they are already fragmented and are not anticipated to be needed (or are not suitable) for urban growth in the future.

The Rural lifestyle zone is intended to be characterised by low density residential development in a rural setting, with limited buildings and structures and retention of open space and vegetation. Small scale primary production activities are anticipated and provided for to maintain the rural character and amenity values of the zone. Commercial or industrial activities are not provided for in the Rural lifestyle zone as these are more appropriately located in an urban zone.

Using a Rural lifestyle zone to accommodate the demand for rural lifestyle sized sites (down to 4,000m² in size) supports the objectives of the General rural zone to reduce pressure for rural lifestyle subdivision on the most productive rural land in the District. This will concentrate rural lifestyle development away from most primary production activities.

There are obligations under the RMA, the National Policy Statement for Highly Productive Land 2022 (NPS-HPL) and the Northland Regional Policy Statement to manage the rural land resource to provide for the social, economic and cultural well-being of people and communities, protect highly productive land for use in land-based primary production, and avoid reverse sensitivity effects on primary production activities.

Objectives

RLZ-O1	Land use activities
The Rural lifestyle zone is used predominantly for low density residential activities and small-scale primary production activities that are compatible with the rural lifestyle character and amenity values of the zone.	

RLZ-O2	Rural lifestyle character and amenity values
The rural lifestyle character and amenity values of the Rural lifestyle zone are maintained or enhanced.	

RLZ-O3	Primary production activities in the General rural zone
Development in the Rural lifestyle zone does not compromise the efficient and effective operation of primary production activities in the adjacent General rural zone.	

Policies

RLZ-P1	Rural lifestyle character and amenity values
Ensure land use activities are undertaken in a manner that maintains the rural lifestyle character and amenity values of the Rural lifestyle zone, which includes: 1. Low density residential development; 2. Small-scale primary production activities with limited buildings and structures; 3. Areas of indigenous vegetation, natural features and open space; and 4. An absence of urban scale development and associated urban infrastructure.	

RLZ-P2	Allow certain complacency and ancillary activities
Enable home businesses and visitor accommodation activities, provided they are consistent with the rural lifestyle character and amenity values anticipated in the Rural lifestyle zone.	

RLZ-P3	Avoid incompatible development
Avoid development that involves: 1. Rural industry, commercial or industrial activities that are more appropriately located in the General rural zone or an urban zone; 2. Residential activities at a higher density than anticipated by the Rural lifestyle zone; or 3. Primary production activities that are of a scale or an intensity that generate adverse effects on amenity values that are incompatible with rural lifestyle living.	

RLZ-P4	Reverse sensitivity effects on the adjacent General rural zone
Avoid where possible, or otherwise mitigate, reverse sensitivity on primary production activities in the General rural zone through: 1. The use of setbacks; and 2. The design of land use development and subdivision.	

Rules

Notes:

1. *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 Chapter — General Approach.*
2. *The Rural lifestyle zone rules do not apply to commercial forestry activities that are regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017.*

RLZ-R1	Buildings and structures	
1. **Activity status:** Permitted **Where:** a. The construction, alteration or addition of any building or structure complies with: i. RLZ-S1 Height; ii. RLZ-S2 Setbacks; iii. RLZ-S3 Setbacks from a coastal marine area; iv. RLZ-S4 Building coverage; v. RLZ-S5 Setback to manage reverse sensitivity; and vi. RLZ-S6 Impermeable surfaces		2. **Activity status when compliance not achieved:** Refer to relevant Standard

RLZ-R2	Residential unit (excluding minor residential units)

1. **Activity status:** Permitted The establishment of a new, or alteration, or expansion of an existing residential unit. **Where:** a. The number of residential units per site does not exceed one residential unit.	2. **Activity status when compliance not achieved:** Non-Complying

RLZ-R3	**Minor residential unit**
1. **Activity status:** Permitted The establishment of a new, or alteration, or expansion of an existing minor residential unit. **Where:** a. There is no more than one minor residential unit per site; b. The building has a maximum GFA of 90m^2 excluding decks and any garage or carport; c. The minor residential unit shares vehicle access with the principal residential unit; and d. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m.	2. **Activity status when compliance with RLZ-R3.a or b not achieved:** Discretionary 3. **Activity status when compliance with RLZ-R3.c or d not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Impacts on the transport network and the safe design of site entry and exit; b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and c. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.

RLZ-R4	**Agricultural, pastoral, horticultural activities, or forestry activities not regulated by the NES-CF (excluding intensive indoor primary production)**
1. **Activity status:** Permitted **Where:** a. The activity does not include any offensive trade.	2. **Activity status when compliance not achieved:** Non-Complying

RLZ-R5	**Home business**
1. **Activity status:** Permitted The establishment of a new, or alteration or expansion of, an existing home business. **Where:** a. The home business is undertaken within: a. A residential unit; b. A minor residential unit; or c. An accessory building with GFA of no greater than 90m^2; b. The activity does not include any offensive trade; c. The hours of operation when the business is open to the public must be between: i. Monday to Friday 7am - 8pm; and	2. **Activity status when compliance with RLZ-R5.1.a, c or d not achieved:** Discretionary 3. **Activity status when compliance with RLZ-R5.1.b or d not achieved:** Non-Complying

ii. Weekends and public holidays 8am - 8pm; and d. Where the home business involves paid childcare, it accommodates up to a maximum of four children who do not reside at the home.	

RLZ-R6	Visitor accommodation
1. **Activity status:** Permitted The establishment of a new, or alteration or expansion of, an existing visitor accommodation activity. **Where:** a. The activity is undertaken within: i. A residential unit; ii. A minor residential unit; or iii. An accessory building with GFA of no greater than $90m^2$; and b. No more than ten visitors per night are accommodated per site.	2. **Activity status when compliance not achieved:** Discretionary

RLZ-R7	Conservation activity
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

RLZ-R8	Rural industry or commercial activity
1. **Activity status:** Discretionary The establishment of a new, or alteration, or expansion of an existing, rural industry or commercial activity. **Where:** a. The activity area has a maximum GFA of 100^2; and b. There is no more than one rural industry or commercial activity per site; c. All manufacturing or processing of any materials or altering, repairing or dismantling of machinery or tools used for manufacturing must be carried out within a building; and d. The activity does not include any offensive trade.	2. **Activity status when compliance not achieved:** Non-Complying

RLZ-R9	Community facility
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

RLZ-R10	Educational facility
1. **Activity status:** Discretionary	2. **Activity status when compliance not**

	achieved: Not Applicable

RLZ-R11	Any activity not provided for as permitted, controlled, restricted discretionary or non-complying
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

RLZ-R12	Refuse transfer station
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

RLZ-R13	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

RLZ-R14	Healthcare activities
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

RLZ-R15	Intensive indoor primary production
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

RLZ-R16	Correctional facility
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

RLZ-R17	Retirement villages
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

RLZ-R18	Domestic animal boarding/breeding
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

RLZ-R19	Communal housing
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

Standards

RLZ-S1	Height - building and structures
1. The height of buildings and structures does not exceed 10m above ground level. **This standard does not apply to:**	2. **Activity status when compliance not achieved:** Restricted Discretionary

a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and b. Architectural features (e.g. finials, spires) that do not exceed 1m in height.	**3. Matters over which discretion is restricted:** a. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and b. Landscaping to mitigate impacts on visual amenity values.

RLZ-S2	Setbacks - all boundaries
1. All buildings and structures must be setback at least 10m from every site boundary. **This standard does not apply to:** a. Fences or walls no more than 2m above ground level; b. Swimming pools and uncovered decks less than 1m above ground level; c. Letterboxes, clotheslines and outdoor furniture; d. Underground wastewater infrastructure; and e. Water tanks less than 2.7m above ground level.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and b. Landscaping to mitigate impacts on visual amenity values.

RLZ-S3	Setbacks from a coastal marine area **This standard has immediate legal effect**
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. **2.** The setbacks in RLZ-S3.1 do not apply to: a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

RLZ-S4	Building coverage
1. The maximum percentage of the net site area covered by buildings is 10% or 1,000m^2, whichever is the lesser.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Stormwater mitigation; b. Adverse effects on amenity values from the intensity, location and scale of the built form; c. Site constraints necessitating additional coverage; and d. Landscaping to mitigate impacts on visual amenity values.

RLZ-S5	Building setback for reverse sensitivity
1. All buildings used for sensitive activities are setback at least 300m from the edge of any existing buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership; and 2. All buildings used for sensitive activities are setback 500m from the site boundary of any existing mining or quarrying activity.	3. **Activity status when compliance not achieved:** Non-Complying

RLZ-S6	Impervious surfaces
1. The impervious surface of the net site must not exceed 20% or 1,000m^2, whichever is the greater.	2. **Activity status when compliance not achieved:** Discretionary

This section has rules that have legal effect.

COMZ — Commercial zone

Overview

The Commercial zone applies to the commercial centres of the district's larger townships and smaller blocks of local shops. The zone provides for a wide range of commercial and community activities, with built form typically being one to three story buildings, often with associated carparking and landscaping. In town centre 'main street' environments buildings are typically built up to the road boundary with verandahs and display windows to provide a high amenity retail centre for the community.

Objectives

COMZ-O1	Purpose of the zone
The Commercial zone is developed and used predominantly for a range of commercial and community activities, and compatible residential activities.	

COMZ-O2	Role and function of commercial centres
A network of attractive commercial centres in the district comprising: 1. Strategically important focal points for community and commercial investment, being the town centres of Dargaville, Maungatūroto, Kaiwaka and Mangawhai; and 2. Neighbourhood centres providing small scale, primarily convenience activities that serve their immediate community.	

COMZ-O3	Commercial centre form, scale, and design
Commercial centres have a scale, form and design of development that is consistent with the role of the centre, and which: 1. Contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to local character and context; 2. Recognises the functional and operational requirements of a range of commercial and community activities; and 3. Manages the interface of commercial zones with residential, rural, and open space zones to provide an acceptable level of amenity in these more sensitive environments.	

Policies

COMZ-P1	Commercial centre hierarchy
Commercial growth and activities are primarily focused within a hierarchy of commercial centres to support a compact urban form, and that supports and maintains: 1. The town centres of Dargaville, Maungatūroto, Kaiwaka and Mangawhai as the principal focal points for a wide range of commercial, community and service activities, where the greatest concentration and scale of built form is to occur, including providing the primary retail destinations for comparison and convenience shopping in the district. Town centres are to be accessible by a range of modes of transport and provide for and support residential intensification both with and adjacent to the centre. 2. Suburban and village neighbourhood centres that are of a limited scale and built mass commensurate with a surrounding residential context and where the range of activities meet the local convenience needs of the surrounding community as well as passers-by. Neighbourhood centres are accessible by walking and cycling for the local community.	

COMZ-P2	Growth of commercial centres - intensification
Provide for growth in commercial and community activities primarily through the intensification of existing centres by enabling a wide range of compatible activities and increased building heights and building mass relative to the surrounding residential zones.	

COMZ-P3	Centre role, function, and amenity
Support the function, role and amenity of commercial centres by ensuring that development that locates within centres contributes to: 1. An attractive urban environment with a distinctive sense of place and quality public places; 2. A diverse range of activities that are compatible with the role and amenity of a commercial centre environment, with the greatest mix and concentration of activities within town centres; and 3. High quality street environments, including pedestrian and cycle facilities, particularly in the town centres.	

COMZ-P4	Design of new development
Require new development to be well-designed and laid out by: 1. Being compatible with the scale, form and design of the existing and anticipated built form within the adjoining environment; 2. Recognising the functional and operational requirements of activities; 3. Providing a principal street facing façade of visual interest that contributes to the character and coherence of a centre; 4. Achieving a visually attractive setting when viewed from the road and other public spaces, while managing effects on adjoining environments; 5. Encouraging pedestrian activity and amenity along roads and in adjoining public spaces, to a degree that is appropriate to the location and function of the road; 6. Locating parking and storage areas where they do not visually dominate the street frontage; 7. Avoiding carparking and outdoor storage areas that have direct frontage on sites with Pedestrian Frontage; 8. Facilitating movement within a site and the surrounding area for people of all mobilities and ages, by a range of modes of transport through well-defined, convenient and safe routes; and 9. Promoting a safe environment through having regard to Crime Prevention through Environment Design.	

COMZ-P5	Design and amenity of residential units
Support the function, role and amenity of commercial centres by ensuring that development that locates within centres contributes to: 1. An attractive urban environment with a distinctive sense of place and quality public places; 2. A diverse range of activities that are compatible with the role and amenity of a commercial centre environment, with the greatest mix and concentration of activities within town centres; and 3. High quality street environments, including pedestrian and cycle facilities, particularly in the town centres.	

COMZ-P6	Amenity of more sensitive adjoining zones
Ensure an acceptable level of amenity is provided by activities adjacent to residential, rural, and open space zones, through controls on building setbacks, recession planes, boundary landscaping, and controls on noise, glare, and the types of activities anticipated in commercial zones.	

COMZ-P7	Industrial activities
Limit industrial activities within commercial zones to ensure that the role, function, and amenity of commercial centres are maintained.	

Rules

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach chapter*

COMZ-R1	Buildings and structures
1. **Activity status:** Permitted **Where:** The construction, alteration or addition of any building or structure that complies with: a. COMZ-S1 Urban Design — Non-residential; b. COMZ-S2 Urban Design — Residential; c. COMZ-S3 Height; d. COMZ-S4 Height in relation to boundary; e. COMZ-S5 Building on sites with Pedestrian Frontage; f. COMZ-S6 Building setbacks from road boundaries; g. COMZ-S7 Setback from side and rear boundaries; h. COMZ-S8 Landscaping; i. COMZ-S9 Outdoor storage; j. COMZ-S10 Buildings and structures within National Grid Yard; and k. COMZ-S11 Setback from a coastal marine area.	2. **Activity status when compliance not achieved with COMZ-R1.1:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.

COMZ-R2	Commercial activity excluding trade supply retail and yard-based retail
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R3	Office
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R4	Community facility
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R5	Education facility
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R6	Community corrections activity
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R7	Emergency services activity
1. **Activity status:** Permitted	2. **Activity status when compliance not**

	achieved: Not Applicable

COMZ-R8	**Visitor accommodation**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R9	**Residential unit**
1. **Activity status:** Permitted **Where:** The residential unit complies with: a. COMZ-S2 Urban Design - Residential; b. COMZ-S12 Upper storey window and balcony setbacks; c. COMZ-S13 Outdoor living space; and d. COMZ-S14 Residential unit size	2. **Activity status when compliance with COMZ-R9.1 not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion for any infringed standard.

COMZ-R10	**Electric vehicle charging stations**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R11	**Demolition of a building**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R12	**Trade and yard-based suppliers**
1. **Activity status:** Restricted Discretionary	2. **Matters over which discretion is restricted:** a. Residential amenity effects where the site is adjacent to a Residential zone; b. The extent to which the activity does not adversely affect the function or capacity of the zone to provide for primarily commercial and community activities; c. Whether there are any benefits of a trade or yard- based supplier providing a buffer between commercial activities and any adjacent Industrial zone; d. The extent of any adverse effects on the amenity and visual streetscape values of the commercial centre, especially where the site has a Pedestrian Frontage; and e. The extent to which the activity generates traffic and other effects that impact on the day-to-day operation and amenity of the commercial centre.

COMZ-R13	**Service stations, vehicle repairs and stand-alone parking lots**
1. **Activity status:** Restricted Discretionary	2. **Matters over which discretion is restricted:** a. Residential amenity effects where the site is adjacent to a Residential zone; b. The extent of any adverse effects on the amenity and visual streetscape values of

	the commercial centre, especially where the site has Pedestrian Frontage; and c. The extent to which the activity generates traffic and other effects that impact on the day-to-day operation and amenity of the commercial centre.

COMZ-R14	Any activity not otherwise provided for
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

COMZ-R15	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

COMZ-S1	Urban design — non-residential buildings or additions
1. Any new non-residential building, or existing building with any addition, is: a. A maximum of 1,000m^2 GFA; or b. A maximum of 450m^2 GFA if the site has a pedestrian frontage identified on the Planning Maps.	2. **Activity status when compliance with COMZ-S1.1 not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** The extent to which the development: a. Recognises and reinforces the centre's role, context, and character, including any natural, heritage or cultural assets; b. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; c. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d. Minimises building bulk while having regard to the functional requirements of the activity; e. Implements Crime Prevention Through Environmental Design (CPTED) principles, including surveillance, effective lighting, management of public areas and boundary demarcation; f. Incorporates landscaping to increase amenity, especially within surface car parking areas; and g. Provides safe, legible, and efficient access for all transport users. **Notification:** An application under this rule is precluded from being publicly notified or limited notified in accordance with section 95 of the RMA.

COMZ-S2	Urban design — residential buildings

1. The maximum number of residential units on a site is three residential units.	2. **Activity status when compliance with COMZ-S2.1 not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Design, scale, and layout of buildings and outdoor living courts in relation to the anticipated urban character of the Commercial zone. b. The relationship of the development with adjoining streets or public open spaces. c. Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms, balconies, and outdoor living spaces. d. The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces. e. Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces. **Notification:** An application under this rule is precluded from being publicly notified or limited notified in accordance with section 95 of the RMA.

COMZ-S3	**Height**
1. The maximum height of buildings and structures is 12m measured from the natural ground level, except: a. Chimneys and architectural features (e.g. finials, spires) that are no more than 1.2m in width on any elevation may exceed the height limit by no more than 1m; and b. Solar and water heating plant may exceed the height limit by no more than 0.5m.	2. **Activity status when compliance with COMZ-S3.1 not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; and b. Any adverse shading, privacy, or visual dominance effects on adjacent sites or the street.

COMZ-S4	**Height in relation to boundary**
1. Buildings, accessory buildings, and structures shall be contained within a building envelope defined by a 45-degree recession plane measured from 3m above existing ground level at the side or rear boundaries of the site adjoining the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone; except: **The following intrusions are permitted:** a. Solar panels and water heating plant; b. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary; and	2. **Activity status when compliance with COMZ-S4 not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Any adverse shading, privacy, or visual dominance effects on adjacent sites; c. Cumulative effects of the proposed height to boundary together with height and setbacks; and d. Design and layout.

c. Where the site adjoins a vehicle accessway to an adjacent rear site and that accessway is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the height in relation to boundary shall be taken from the far side of the accessway.	

COMZ-S5	Building on sites with pedestrian frontage
1. All buildings shall be built to the Pedestrian Frontage boundary; **2.** All buildings shall be built across 100% of the width of any site frontage with the Pedestrian Frontages, excluding vehicle accessways; **3.** All buildings shall provide pedestrian access directly from the road frontage; **4.** All buildings shall have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; and **5.** All buildings shall provide a verandah that: a. Extends for the full length of the site frontage. b. Extends from the supporting building to a point 0.45m behind the face of the kerb. c. Has a minimum height of 3m and a maximum height of 6m above the footpath. **Advice Note:** *The extent of Pedestrian Frontages is shown on the planning maps.*	**6. Activity status when compliance with COMZ-S5 not achieved:** Restricted Discretionary **7. Matters over which discretion is restricted:** The extent to which the setback of the building from the street and the design of the building facades: a. Provides for continuity of facades and verandah coverage along the street frontage; b. Provides visual interest appropriate to the context and character of the site and surrounds; c. Incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of the building; d. Provides for main entrances, verandah coverage, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces; e. Provides for functional and quality space for public amenity and accessibility, such as for outdoor dining; f. Results in the visual dominance of vehicles using space between the building and the street for car parking, vehicle manoeuvring or loading; and g. Maintains transport safety through not extending verandahs over the active road carriageway.

COMZ-S6	Building setbacks from road boundaries
1. Buildings shall be set back a minimum of: a. 10m from the road boundary where the road separates the site from a General residential zone, General rural Zone, Open space zone, or Sport and active recreation zone; and b. 3m from the road boundary where the road is separating the site from all other zones. **2.** Standard COMZ-S6.1 does not apply to: a. Road boundaries with Pedestrian	**3. Activity status when compliance with COMZ-S6 not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is opposite a Residential, Rural, Open space, or Sport and active recreation zone; b. The extent to which the building

Frontages; and b. Buildings with a road-facing facade that is at least 40 percent glazed.	presents a visually attractive frontage to the street through the inclusion of glazing in the front facade; c. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape; d. The safety and efficiency of the land transport network and private accessways; and e. Cumulative effects of the proposed height, setbacks and height to boundary.

COMZ-S7	Building setbacks from side and rear boundaries
1. Buildings and structures shall be setback a minimum of 5m from the boundary of any site with a Residential zone, Open space or Sport and active recreation zone. **2.** Standard COMZ-S7.1 does not apply to: a. buildings or structures that share a common wall along a side or rear boundary; and b. fences less than 2m high.	**3. Activity status when compliance with COMZ-S7 not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. Screening, planting and landscaping of the site. c. Privacy and visual dominance of adjacent sites.

COMZ-S8	Landscaping
1. A landscape strip shall be provided: a. along the full length of the road boundary except for vehicle crossings, or where the frontage is to be used for outdoor seating; and b. along the full length of any boundary where the Commercial zone abuts a General residential zone, Open space, or Sport and active recreation zone; and **2.** The landscape strip shall be a minimum of 2m deep and shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.8m in height at time of planting. **3.** Standard COMZ-S8.1 does not apply where a building is less than 2m from the boundary. In these cases, the space between the building and the boundary shall be landscaped.	**4. Activity status when compliance with COMZ-S8 not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. The extent of visual effects of outdoor storage, car parking areas, and buildings (taking account of their scale and appearance), as a result of reduced landscaping; b. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings; c. The extent to which the site is visible from adjoining sites and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites; d. The safety and efficiency of the land transport network and private accessways; and e. Maintenance of landscaping.

COMZ-S9	Outdoor storage
1. Any outdoor storage areas shall be screened by minimum 1.8m high solid fence so that they	**4. Activity status when compliance with COMZ-S-9 not achieved:** Restricted

are not visible from adjoining sites or roads; and **2.** Outdoor stored materials shall be stabilised or contained as needed, to prevent migration onto roads or other sites. **3.** Standard COMZ-S9.1 does not apply to areas used for the outdoor display of goods for retail sale.	Discretionary **5. Matters over which discretion is restricted:** a. The extent of visual effects on the adjoining environment; b. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored; and c. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.

COMZ-S10	**Buildings and structures, including additions and alterations, within the national grid yard**
1. Fences shall not exceed 2m in height and be located no closer than: a. 2. 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or b. 3. 5m from the outer visible edge of a foundation of a National Grid transmission line pole; **2.** Accessory buildings associated with an existing residential activity shall be a maximum height of 2.5m in height when measured from existing ground level, with a maximum footprint of $10m^2$; **3.** Any alterations to an existing building or structure used for a sensitive activity shall not increase the building or structure height when measured from existing ground level or footprint; and **4.** Buildings or structures do not physically impede existing vehicular access to a National Grid support structure. **Note:** *To avoid doubt, Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including buildings, structures, earthworks and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.*	**5. Activity status when compliance with COMZ-S10.1 not achieved:** Non-Complying **6. Notification:** a. An application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA. b. When deciding whether any person is affected in relation to this rule for the purposes of section 95E of the RMA, the Council will consider any adverse effects on Transpower New Zealand Limited.

COMZ-S11	**Building setbacks from a coastal marine area NOTE:** **This standard has immediate legal effect**
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. **2.** The setbacks in COMZ-S11.1 do not apply to:	**3. Activity status when compliance with COMZ-S11 not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:**

a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

COMZ-S12	Upper storey window and balconey setbacks
1. Balconies or living area windows on upper storeys above ground floor level shall be setback a minimum of 4m from side and rear boundaries; and **2.** Bedroom windows on upper storeys shall be setback a minimum of 1m from side and rear boundaries. **3.** Standard COMZ-S12.1 does not apply to: a. Study, bathroom, hallway and stairwell windows; b. Windows at more than 90 degrees to the boundary; and c. Windows that are either frosted glass or where the sill height is more than 1.6m above internal floor level.	**4. Activity status when compliance with COMZ-S12 not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Any adverse privacy, overlooking, or visual dominance effects on adjacent sites; b. Privacy and amenity of occupants; and c. Site orientation and screening providing by landscaping.

COMZ-S13	Outdoor living space

1. Each residential unit shall be provided with an outdoor living space for the exclusive use of the occupants of the unit, directly accessible from the principal internal living space;

2. The outdoor living space shall not be occupied by vehicle access or parking spaces;

3. The outdoor living space may be occupied by decks and outdoor swimming pools; and

4. The outdoor living space shall have the minimum area and dimension in this table:

Residential Unit	Minimum Area	Minimum Dimension
All residential units with habitable internal space at ground floor level.	20m^2	4m
Residential units with habitable	8m^2 balcony	1.5m balcony

5. Activity status when compliance with COMZ-S13 not achieved: Restricted Discretionary

6. Matters over which discretion is restricted:
a. Occupant amenity and the adequacy of the size, dimension of the outdoor living space;
b. The accessibility and convenience of the outdoor living space for occupiers;
c. Effects on privacy and outdoor living space for all residential units on site;
d. The degree to which the outdoor living space will receive sunlight;
e. Proximity to communal or public open space; and
f. Whether adequate mitigation of adverse effects can be achieved by screening, planting or alternative design.

internal space wholly above ground floor level.			

COMZ-S14	Residential unit size
1. Each Residential Unit shall have a minimum of 35m^2 Gross Floor Area for a studio and 45m^2 Gross Floor Area for units containing one or more bedrooms. The GFA excludes areas used as garaging or balconies.	**2. Activity status when compliance with COMZ-S14 not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Residential character and amenity; b. Occupant amenity and the adequacy of the size and dimension of the internal habitable space; c. Design and layout; and d. Occupant amenity and the adequacy of the size, dimension, and sunlight access of the internal and external spaces.

This section has rules that have legal effect.

HIZ — Heavy industrial zone

Overview

The Industrial zones provide for a range of industrial activities, including manufacturing, fabrication, processing, distribution, repairs, storage and disposal of materials or goods. In the Kaipara District, there is a need for two industrial zones to cater for the wide range of anticipated effects.

The Heavy industrial zone is used predominantly for industrial activities that generate potentially significant adverse effects. The zone may also be used for light industrial activities and industry-associated activities that are compatible with the potentially significant adverse effects generated from heavy industrial activities.

Heavy industrial zones are generally separated from sensitive receiver environments and sensitive activities (i.e. Residential zones and schools). The zone will typically feature utilitarian buildings on large sites, and external storage in large yards. Activities may generate significant adverse effects and operate 24 hours per day. There will be high traffic volumes of heavy and light vehicles, needing good vehicle access from major transport routes and centres. There will be some effects outside the zone, although attention is given to mitigation at sensitive zone boundaries.

Objectives

HIZ-O1	Purpose of zone
The Heavy industrial zone is developed and used primarily for heavy industrial activities, and to meet the District's short and long term needs for land for heavy industrial activities.	

HIZ-O2	Non-industrial activities
The Heavy industrial zone is not developed or used for non-industrial activities, unless they are associated with industrial activities and compatible with the potentially significant adverse effects generated from heavy industrial activities.	

HIZ-O3	Managing effects at the zone boundaries
Managing effects at the zone boundaries The adverse effects of activities are contained within the zone boundary to avoid significant adverse effects on amenity within other zones, recognising: 1. The economic and employment benefits of industrial activities; and 2. That amenity levels immediately adjacent to the Heavy industrial zone will not be the same as in the balance of the adjacent zone.	

HIZ-O4	Reverse sensitivity effects
Reverse sensitivity effects Industrial activities are protected from potential reverse sensitivity effects arising from incompatible subdivision, land use and development within the zone.	

HIZ-O5	Provision of infrastructure
Provision of infrastructure Subdivision, land use and development in the Heavy industrial zone is appropriately serviced by public reticulated infrastructure or serviced by onsite facilities.	

Policies

HIZ-P1	Enabling heavy industrial activities
Enable heavy industrial activities to establish and function efficiently, and maintain land available for heavy industrial activities in the zone by: 1. Avoiding non-industrial uses establishing in the zone except activities that are ancillary to or support industrial activities and are compatible with the adverse effects of heavy industrial activities; 2. Avoiding excessive fragmentation of the land by subdivision and development; and 3. Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects, except where there is an identified operational need.	

HIZ-P2	Existing heavy industrial activities
Recognise the importance of existing heavy industrial activities and manage adverse effects of these operations on the surrounding environment to ensure acceptable amenity.	

HIZ-P3	New development
Manage the location, scale and form of buildings and outdoor areas in the Heavy industrial zone to provide an appropriate level of amenity along road frontages and at the zone boundaries, whilst recognising the functional requirements of heavy industrial activities.	

HIZ-P4	Subdivision
Limit subdivision and development where it is not supported by public reticulated infrastructure or serviced by onsite facilities.	

HIZ-P5	Commercial activities
Enable small scale commercial activities that are ancillary to or support industrial activities, including service stations and convenience food outlets.	

HIZ-P6	Managing effects of activities at zone boundaries
Manage adverse effects including noise, dust, smoke, odours, fumes, light spill, glare, or waste at the Heavy industrial zone Boundary to maintain reasonable amenity values in other zones.	

Rules

Note: *For some activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - Chapter: General Approach*

HIZ-R1	Buildings and structures	
1. **Activity status:** Permitted **Where:** Construction, addition or alteration of buildings or structures complies with: a. HIZ-S1 Height in relation to boundary; b. HIZ-S2 Building setbacks from side or rear boundaries; c. HIZ-S3 Building setbacks from road boundaries; d. HIZ-S4 Building setbacks from a coastal marine area; e. HIZ-S5 Building setbacks from rail	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.	

corridors; f. HIZ-S6 Outdoor storage; and g. HIZ-S7 Landscaping.	

HIZ-R2	Demolition of a building
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R3	Industrial activities
1. **Activity status:** Permitted **Where:** The activity complies with: a. HIZ-S6 Outdoor storage; and b. HIZ-S7 Landscaping.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.

HIZ-R4	Ancillary retail and office activity
1. **Activity status:** Permitted **Where:** a. Any ancillary retail or office activity shall occupy no more than 500m^2 or 25% of the Gross Floor Area of primary activity buildings on the same site, whichever is the lesser.	2. **Activity status when compliance not achieved:** Discretionary

HIZ-R5	Convenience food retail
1. **Activity status:** Permitted **Where:** a. The activity occupies no more than 200m^2 GFA.	2. **Activity status when compliance not achieved:** Discretionary

HIZ-R6	Community corrections activities
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R7	Emergency services facility
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R8	Service station and automotive repairs
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R9	Employee residential unit
1. **Activity status:** Permitted **Where:**	2. **Activity status when compliance not achieved:** Discretionary

a. At least one of the occupants is employed by an industrial activity occurring on the same site; and b. No more than one employee residential unit is provided per site.	

HIZ-R10	Trade and industry training facility
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R11	Yard based retail
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R12	Gymnasiums and recreation facilities
1. **Activity status:** Permitted **Where:** a. The facility is for use of employees of industrial activities on the site.	2. **Activity status when compliance not achieved:** Discretionary

HIZ-R13	Activities not otherwise listed as permitted, restricted discretionary, discretionary or non-complying
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R14	Retail or office activity that is not otherwise provided for
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R15	Residential activity except Employee Residential Unit
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R16	Community facilities and education facilities
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

HIZ-R17	Visitor accommodation
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

HIZ-S1	Height in relation to boundary
1. Buildings and structures shall be contained	2. **Activity status when compliance not**

within a building envelope defined by a 45-degree recession plane measured from 3m above existing ground level at the side or rear boundaries of the site adjoining the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone; except: **2.** The following intrusions are permitted: a. Solar panels and water heating plant; b. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary; and c. Where the site adjoins a vehicle accessway to an adjacent rear site and that accessway is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the height in relation to boundary shall be taken from the far side of the accessway.	**achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Effects on amenity values of any residential properties, including outlook, privacy, shading and visual dominance; c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure; d. Design and layout, including cumulative effects of the proposed height, height to boundary and setbacks; e. Any necessity for the proposed building or structure due to the shape or natural and physical features of the site; and f. Any positive effects of the proposed building or structure from better use of the site and improved amenity along more sensitive boundaries elsewhere on the site.

HIZ-S2	Building setbacks from side or rear boundaries
1. Buildings and structures shall be setback a minimum of 10m from a side or rear boundary that adjoins the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone; and **2.** Buildings and structures shall be setback a minimum of 3m from the site boundary where it adjoins a General rural zone. **3. Standards HIZ-S2.1 and HIZ-S2.2 do not apply to:** a. Fences or standalone walls no more than 2m in height; or b. Free-standing signs that comply with the permitted standards in the Signs chapter.	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Effects on amenity values of any residential properties, including outlook, privacy, shading and visual dominance; c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure; d. Design and layout, including cumulative effects of the proposed height, height to boundary and setbacks; e. Any necessity for reduced setback due to the shape or natural and physical features of the site; and f. Any positive effects of the reduced setback from better use of the site and improved amenity along more sensitive boundaries elsewhere on the site.

HIZ-S3	Building setbacks from road boundaries
1. Buildings and structures shall be setback a minimum of 10m from road boundaries. **2. Standard HIZ-S3.1 does not apply to:** a. Fences or free-standing walls no more than 2m in height; or b. Free-standing signs that comply with the permitted standards in the Signs	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The effect of a reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial or collector road that has a

chapter.	gateway function to a township; b. The effects of a reduced setback on the amenity of land in more sensitive zones; c. Any building design elements or site landscaping that would mitigate the visual effects of a reduced setback; and d. Any positive effects of the reduced setback from better use of the site and improved amenity along more sensitive boundaries elsewhere on the site.

HIZ-S4	Building setbacks from a coastal marine area NOTE: This standard has immediate legal effect
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. 2. The setbacks in HIZ-S4.1 do not apply to: a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

HIZ-S5	Building setbacks from rail corridors
1. All buildings shall be setback a minimum of 5m from the boundary with a rail corridor.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The ability to maintain buildings without needing to access the railway corridor; and b. Effects on railway operations and health and safety.

HIZ-S6	Outdoor storage
1. Outdoor storage areas shall be set back at least 10m from any boundary adjoining the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone; 2. Outdoor stored materials shall be stabilised or contained as needed, to prevent migration onto roads or other sites; 3. Maximum height of material stacks is 6m (except shipping containers);	6. **Activity status when compliance not achieved:** Restricted Discretionary 7. **Matters over which discretion is restricted:** a. The extent of effects on the amenity of adjacent sites or the streetscape generated by the visibility, type and volume of materials to be stored; b. Height and setback of stored materials and the matters in HIZ-S1, HIZ-S2 and HIZ-S3; c. Containment of stored materials; and

4. Shipping containers stored outdoors shall comply with HIZ-S1, HIZ-S2 and HIZ-S3; and 5. Outdoor storage areas shall be screened by solid fencing or dense hedge landscaping that is at least 1.8m in height so that they are not visible from any adjoining site in a General residential zone, Open space zone, or Sport and active recreation zone, and the road boundary.	d. Maintenance of storage area.

HIZ-S7	Landscaping
1. A landscape strip shall be provided: a. Along the full length of the road boundary except for vehicle crossings; and b. Along the full length of any boundary where the Heavy industrial zone abuts a General residential zone, Open Space, or Sport and active recreation zone; 2. The landscape strip shall be a minimum of 2m deep and shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.8m in height at time of planting; and 3. The landscaping shall be sufficient to effectively screen the site from view from the General residential zone, Open Space, or Sport and active recreation zone.	4. **Activity status when compliance not achieved:** Restricted Discretionary 5. **Matters over which discretion is restricted:** a. The extent of visual effects of outdoor storage, car parking areas, and buildings (taking account of their scale and appearance), as a result of reduced landscaping; b. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings; c. The extent to which the site is visible from adjoining sites and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites; d. The safety and efficiency of the land transport network and private accessways; e. Amenity and character of the surrounding area; and f. Maintenance of landscaping.

This section has rules that have legal effect.

LIZ — Light industrial zone

Overview

The Industrial zones provide for a range of industrial activities, including manufacturing, fabrication, processing, distribution, repairs, storage and disposal of materials or goods. In the Kaipara District, there is a need for two industrial zones to cater for the wide range of anticipated effects.

The Light industrial zone provides for a wide range of activities. Growing industries include manufacturing and fabrication in Dargaville, Maungatūroto and Kaiwaka, along with trade and yard-based retailing. In Mangawhai, boutique primary production operations like chocolates, olives, and wines support the surrounding residential and rural communities.

Light industrial zones are generally located close by or adjacent to commercial and residential zones, and therefore activities in the Light industrial zone are expected to generate a level of effects that are compatible with these surrounding zones, including sensitive receiver environments. Heavy industry is generally excluded from the Light industrial zone.

Objectives

LIZ-O1	Purpose of the zone
The Light industrial zone is developed and used predominantly for a range of industrial activities, and associated activities, with adverse effects (such as noise, odour, dust, fumes and smoke) that are reasonable to residential activities sensitive to these effects.	

LIZ-O2	Non-industrial activities
The Light industrial zone is not developed or used for non-industrial activities, unless they are associated with industrial activities and compatible with the potential adverse effects generated from light industrial activities.	

LIZ-O3	Managing effects at the zone boundaries
The adverse effects of activities are contained within the zone boundary to avoid significant adverse effects on amenity within other zones, recognising the economic and employment benefits of industrial activities.	

LIZ-O4	Provision of infrastructure
Subdivision and development is appropriately serviced through connection to public reticulated infrastructure.	

Policies

LIZ-P1	Sufficient land supply
Enable light industrial activities to establish and function efficiently, and maintain land available for light industrial activities in the zone by: 1. Avoiding non-industrial uses establishing in the zone except activities that are ancillary to or support industrial activities and are compatible with the adverse effects of industrial activities; 2. Avoiding excessive fragmentation of the land by subdivision and development; and 3. Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects, except where there is an identified operational need.	

LIZ-P2	Commercial activities and heavy industrial activities

1. Avoid heavy industrial activities establishing in the Light industrial zone, unless adverse effects on other activities and zones are adequately managed; and
2. Avoid commercial activities, except for:
    a. Office, retail, and other commercial activities that are ancillary to industrial activities;
    b. Trade supply and yard-based retail; and
    c. Service stations and convenience food outlets.

LIZ-P3	Maintaining the interface of adjoining or adjacent zones

Maintain amenity values within the General residential zone, Rural lifestyle zone, Open space zone, and Sport and active recreation zone, and at sensitive activities within the receiving environment.

LIZ-P4	Design of new buildings in the Light industrial zone

Encourage the design of new built development within the Light industrial zone to consider the local context and amenity of the surrounding urban environment, whilst recognising the functional and operational needs of activities.

LIZ-P7	Subdivision

Limit subdivision and development where it is not connected to public reticulated infrastructure.

Rules

NOTE: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - Chapter: General Approach*

LIZ-R1	Buildings and structures

1. **Activity status:** Permitted

    Where:
    Construction, additions or alterations of buildings or structures complies with:
    a. LIZ-S1 Height;
    b. LIZ-S2 Height in relation to boundary;
    c. LIZ-S3 Building setbacks from side or rear boundaries;
    d. LIZ-S4 Building setbacks from road boundaries;
    e. LIZ-S5 Building setbacks from a coastal marine area;
    f. LIZ-S6 Building setbacks from rail corridors;
    g. LIZ-S7 Outdoor storage; and
    h. LIZ-S8 Landscaping.

2. **Activity status when compliance not achieved:** Restricted Discretionary
3. **Matters over which discretion is restricted:**
    a. The matters of discretion of any infringed Standard.

LIZ-R2	Demolition of a building

1. **Activity status:** Permitted

2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R3	Industrial activity

1. **Activity status:** Permitted **Where:** a. The activity is not a heavy industrial activity; and b. The activity complies with: i. LIZ-S7 Outdoor storage; and ii. LIZ-S8 Landscaping.	2. **Activity status when compliance not achieved with LIZ-R3.1.a:** Discretionary 3. **Activity status when compliance not achieved LIZ-R3.1.b:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.

LIZ-R4	**Ancillary retail and office activity**
1. **Activity status:** Permitted **Where:** a. Any ancillary retail or office activity shall occupy no more than 250m^2 or 25% of the Gross Floor Area of all buildings on the site, whichever is the lesser.	2. **Activity status when compliance not achieved:** Discretionary

LIZ-R5	**Convenience food retail**
1. **Activity status:** Permitted **Where:** a. The activity occupies no more than 200m^2 GFA.	2. **Activity status when compliance not achieved:** Discretionary

LIZ-R6	**Wholesalers, trade supply and yard-based retail**
1. **Activity status:** Permitted **Where:** a. Gross Floor Area of all buildings on the site does not exceed 250m^2 GFA.	2. **Activity status when compliance not achieved:** Discretionary 3. **Matters over which discretion is restricted:**

LIZ-R7	**Emergency services facility**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R8	**Service station and automotive repair**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R9	**Trade and industry training facility**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R10	**Gymnasiums and sports activities**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R11	Veterinary activities
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R12	Community corrections activities
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R13	Funeral homes
1. **Activity status:** Restricted Discretionary	2. **Matters of discretion are restricted to:** a. The capacity of the zone to accommodate future demand for industrial activities; b. Adverse effects of noise, smells, and pedestrian or vehicle traffic generation; c. Reverse sensitivity effects; d. Whether the activity provides a buffer between industrial activities and more sensitive zones; e. Design and layout; f. Transport safety and efficiency; and g. Infrastructure servicing.

LIZ-R14	Community facility and education facility (excluding childcare facilities)
1. **Activity status:** Restricted Discretionary	2. **Matters of discretion are restricted to:** a. The capacity of the zone to accommodate future demand for industrial activities; b. Reverse sensitivity effects; c. Whether the community facility or education facility provides a buffer between industrial activities and more sensitive zones; d. Design and layout; e. Transport safety and efficiency; and f. Infrastructure servicing.

LIZ-R15	Activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R16	Residential activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R17	Visitor accommodation
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

LIZ-R18	Retail or office activity that is not otherwise provided for
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

LIZ-S1	Height
1. The maximum height of buildings and structures is 15m measured from existing ground level, except: a. Fences and standalone walls located on a boundary adjoining the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone, shall not exceed 2m in height.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effects on land in adjoining zones, including reduced sunlight admission, outlook, privacy, overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings; b. Design and layout, including cumulative effects of the proposed height, height to boundary and setbacks; c. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects; and d. The extent to which the breach and associated effects reflect the functional requirements of the activity and whether there are alternative practical options for meeting the functional requirements in a compliant manner.

LIZ-S2	Height in relation to boundary
1. Buildings and structures shall be contained within a building envelope defined by a 45-degree recession plane measured from 3m above existing ground level at the side or rear boundaries of the site adjoining the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone; except: 2. The following intrusions are permitted: a. Solar panels and water heating plant; b. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary; and c. Where the site adjoins a vehicle accessway to an adjacent rear site and that accessway is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the height in relation to boundary shall be taken from the far side of the accessway.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Effects on amenity values of any residential properties, including outlook, privacy, shading and visual dominance; c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure; d. Design and layout, including cumulative effects of the proposed height, height to boundary and setbacks; e. Any necessity for the proposed building or structure due to the shape or natural and physical features of the site; and f. Any positive effects of the proposed building or structure from better use of the site and improved amenity along more sensitive boundaries elsewhere on

	the site.

LIZ-S3	Building setbacks from side or rear boundaries
1. Buildings and structures shall be setback at least 5m from the boundary adjoining any site that is not in a Light Industrial, Heavy Industrial, or Commercial zone. 2. **This Standard does not apply to:** a. Fences or standalone walls no more than 2m in height; or b. Free-standing signs that comply with the permitted standards in the Signs chapter.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area; b. Effects on amenity values of any residential properties, including outlook, privacy, shading and visual dominance; c. The extent to which topography, site orientation, alternative design, and planting can mitigate the effects of the building or structure; d. Design and layout, including cumulative effects of the proposed height, height to boundary and setbacks; e. Any necessity for reduced setback due to the shape or natural and physical features of the site; and f. Any positive effects of the reduced setback from better use of the site and improved amenity along more sensitive boundaries elsewhere on the site.

LIZ-S4	Building setbacks from road boundaries
1. Buildings and structures shall be setback a minimum of: a. 5m from road boundaries; and b. 10m from any State Highway boundary. 2. **This Standard does not apply to:** a. Fences or free-standing walls no more than 2m in height; b. Free-standing signs that comply with the permitted standards in the Signs chapter; and c. Any building where the road-facing façade is at least 40% glazed and the internal space behind the glazing is used for offices or showrooms.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The effect of a reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial or collector road that has a gateway function to a township; b. The effects of a reduced setback on the amenity of land in more sensitive zones; c. Any building design elements or site landscaping that would mitigate the visual effects of a reduced setback; and d. Any positive effects of the reduced setback from better use of the site and improved amenity along more sensitive boundaries elsewhere on the site.

LIZ-S5	Building setbacks from a coastal marine area NOTE: **This standard has immediate legal effect**
1. Buildings, accessory buildings and structures shall be setback a minimum of 25m from the edge of a coastal marine area. 2. **This Standard does not apply to:**	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The design and siting of the building or

a. Where there is a legally formed and maintained road; b. Fences; c. Infrastructure provided by a network utility operator; and d. Structures associated with vehicle and pedestrian access.	structure with respect to effects on the natural character and amenity values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the waterbody margins; c. Screening, planting and landscaping on the site mitigate effects; and d. Natural hazard mitigation and site constraints.

LIZ-S6	Building setbacks from rail corridors
1. All buildings shall be setback a minimum of 5m from the boundary with a rail corridor.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The ability to maintain buildings without needing to access the railway corridor; and b. Effects on railway operations and health and safety.

LIZ-S7	Outdoor storage
1. Outdoor storage areas shall be set back at least 10m from any boundary adjoining the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone; **2.** Outdoor stored materials shall be stabilised or contained as needed, to prevent migration onto roads or other sites; **3.** Maximum height of material stacks is 6m (except shipping containers); **4.** Shipping containers stored outdoors shall comply with LIZ-S1, LIZ-S2, LIZ-S3, LIZ-S4, LIZ-S5 and LIZ-S6; and **5.** Outdoor storage areas shall be screened by solid fencing or dense hedge landscaping that is at least 1.8m in height so that they are not visible from any adjoining site in a General residential zone, Open space zone, or Sport and active recreation zone, and the road boundary.	**6. Activity status when compliance not achieved:** Restricted Discretionary **7. Matters over which discretion is restricted:** a. The extent of effects on the amenity of adjacent sites or the streetscape generated by the visibility, type and volume of materials to be stored; b. Containment of stored materials; c. Maintenance of storage area; and d. The matters of discretion of any standard in LIZ-S7.4 that is infringed.

LIZ-S8	Landscaping
1. A landscape strip shall be provided: a. Along the full length of the road boundary except for vehicle crossings; and b. Along the full length of any boundary where the Light industrial zone abuts the	**5. Activity status when compliance not achieved:** Restricted Discretionary **6. Matters over which discretion is restricted:** a. The extent of visual effects of outdoor storage, car parking areas, and

General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone. **2.** The landscape strip shall be a minimum of 2m deep and shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.8m in height at time of planting; and **3.** The landscaping shall be sufficient to effectively screen the site from view from the General residential zone, Rural lifestyle zone, Open space zone, or Sport and active recreation zone. **4. Standard LIZ-S8.1 does not apply to:** a. Any building where the road-facing façade is at least 40% glazed and the internal space behind the glazing is used for offices or showrooms.	buildings (taking account of their scale and appearance), as a result of reduced landscaping; b. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings; c. The extent to which the site is visible from adjoining sites and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites; d. The safety and efficiency of the land transport network and private accessways; e. Amenity and character of the surrounding area; and f. Maintenance of landscaping.

This section has rules that have legal effect.

NOSZ — Natural open space zone

Overview

The Natural open space zone generally applies to areas where the natural environment is retained and activities, buildings and other structures are compatible with the characteristics of the zone.

The Natural open space zone anticipates a low level of development to retain the natural values within these areas. Development enabled within the Natural open space zone is generally limited to open space facilities such as shelter, public toilets, kauri dieback cleaning stations and walking tracks.

Council has responsibilities under the RMA and the Northland Regional Policy Statement 2016 to protect areas of significant indigenous biodiversity, historical heritage, cultural values, Outstanding Natural Landscapes, Outstanding Natural Features, and the natural character of the Coastal Environment. The Natural open space zone helps to protect a range of these areas, sites, and features along with the chapters in Part 2 - District-Wide Matters relating to these areas, sites and features.

Much of the land in this zone is subject to reserve or conservation management plans or strategies, prepared under the Reserves Act 1977 or the Conservation Act 1987. These areas are usually managed by either the Council or the Department of Conservation. Together, reserve management plans and the District Plan are complimentary in protecting and managing the use of land classified as reserves in the Kaipara District.

Objectives

NOSZ-O1	
The natural, ecological, historical heritage and cultural values of the Natural open space zone and their long-term sustainability are managed and protected for future generations.	

NOSZ-O2	
Ensure natural open spaces are accessible and safe for the public to use and enjoy for leisure, recreation, and cultural activities.	

Policies

NOSZ-P1	Values
Conserve, protect and enhance the natural, ecological, historical heritage and cultural values associated with the Natural open space zone.	

NOSZ-P2	Compatible activities
Enable recreation, leisure, education, and customary activities that are compatible with the natural, ecological, historical heritage and cultural values and associated amenity values of the Natural open space zone, including for walking and cycling linkages to other areas of the Kaipara District.	

NOSZ-P3	Implementation of plans and strategies
Enable activities that: 1. Are consistent with a conservation management strategy or plan, or a reserve management plan; and	

2. Do not generate significant adverse effects on the surrounding area.

NOSZ-P4	Ecological corridors
Support the connectivity between ecological corridors.	

NOSZ-P5	Buildings and structures
Provide for small-scale buildings and structures that do not adversely affect the natural, ecological, historical heritage and cultural values of the site and are ancillary to site management and public access.	

NOSZ-P6	Incompatible activity
Minimise activities (including buildings and structures) that are incompatible with the natural, ecological, historic heritage, cultural values of the Natural open space zone.	

Rules

NOSZ-R1	Buildings and structures
1. **Activity status:** Permitted **Where:** a. The construction, alteration or addition of any building or structure, including open space facilities, complies with: i. NOSZ-S1 Maximum height; ii. NOSZ-S2 Setbacks from boundaries; iii. NOSZ-S3 Setbacks from a coastal marine area; iv. NOSZ-S4 Building coverage and impervious surfaces; and v. NOSZ-S5 Fencing and boundary walls.	2. **Activity status when compliance not achieved:** Refer to relevant Standard.

NOSZ-R2	Activities authorised by strategies and plans
1. **Activity status:** Permitted **Where:** a. The activity is undertaken in accordance with a conservation management strategy, conservation management plan or a reserve management plan.	2. **Activity status when compliance not achieved:** Discretionary

NOSZ-R3	Conservation activities
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

NOSZ-R4	Recreation activities
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

NOSZ-R5	Any activity not listed in this table as a permitted or non-complying activity
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

NOSZ-R6	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

NOSZ-R7	Quarrying or mining
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

NOSZ-R8	Motorsport activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

NOSZ-S1	Maximum height
1. The maximum height of buildings and structures above ground level must not exceed 5m. 2. **This standard does not apply to:** a. Solar and water heating components provided these do not exceed the maximum height of buildings and structures by more than 0.5m; and b. Flagpoles, antennas, satellite dishes, aerials, chimneys, flues and architectural features that do not exceed 1m in height or exceed 1m diameter.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** 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 on adjoining or adjacent sites; d. The impacts on existing and future esplanade reserves, esplanade strips and public walkways and cycleways; and e. Consistency with Crime Prevention through Environmental Design.

NOSZ-S2	Setbacks from boundaries
1. Buildings and structures must be setback at least 10m from all site boundaries. 2. **This standard does not apply to:** a. Fences or walls no more than 2m in height; and b. Uncovered decks less than 1m in height above ground level.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; b. The effects on the surrounding landscape; c. Screening, planting and landscaping on the site; d. The design and siting of the building or structure with respect to privacy and shading on adjoining or adjacent sites; e. The impacts on existing and future

	esplanade reserves, esplanade strips and public walkways and cycleways; and f. Consistency with Crime Prevention through Environmental Design.

NOSZ-S3	Setbacks from a coastal marine area NOTE: This standard has immediate legal effect
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. 2. The setbacks in NOSZ-S3.1 do not apply to: a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

NOSZ-S4	Building coverage and impervious surfaces
1. The combined building coverage and impervious surfaces of any site must be no more than either 250m^2 or 10% of the net site area, whichever is the smaller.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; b. The effects on the landscape; c. Any landscaping, planting and screening to mitigate any adverse effects; d. The effectiveness of the proposed method for controlling stormwater on site; and e. The bulk and location of the building.

NOSZ-S5	Fencing and boundary walls
1. All fences and boundary walls (including retaining walls) must not exceed a maximum height above ground level of a. 2m on any site boundary that does not a adjoin a road; or b. 1.2m on any site boundary that adjoins a road.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The natural character, streetscape and amenity of the surrounding area; b. The amenity of adjoining properties, including that on the outdoor living space and any adverse shading effects; c. Topographical or other site constraints; and d. Consistency with Crime Prevention through Environmental Design.

This section has rules that have legal effect.

OSZ — Open space zone

Overview

The Open space zone applies to areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.

The Open space zone includes a range of large and small neighbourhood parks and esplanade areas, as well as cemeteries and elements of the District's walking and cycling network. Some of these areas are located near the coast, lakes, rivers, and streams, providing public access to and along these areas, as well providing natural hazards mitigation and ecological protection in some areas. The Open space zone also includes cultural and historic heritage values.

The Open space zone generally has less built features and is less developed than Sport and active recreation zone.

Buildings and structures enabled in the Open space zone are generally limited to those that support the enjoyment of the open space for informal recreation and community activities.

Much of the Open space zone is subject to reserve management plans prepared under the Reserves Act 1977. These are managed by the Kaipara District Council. While reserve management plans determine what types of land uses are appropriate for open spaces classified as reserves, the RMA is responsible for managing the effects on the environment of activities taking place within those reserves. Together, reserve management plans and the District Plan are complimentary in protecting and managing the use of land classified as reserves in the Kaipara District.

Proposed objectives

OSZ-O1	
The open and spacious character and amenity values and any natural, ecological, heritage and cultural values in the Open space zone are maintained.	

OSZ-O2	
The Open space zone supports public access to use and enjoy a range of appropriate recreation activities and facilities.	

Policies

OSZ-P1	**Range of recreation activities**
Enable a range of passive and active recreation activities in the Open space zone that: 1. Are compatible with the values of the zone; the reserve classification and purpose, and any relevant conservation strategy or reserve management plan; 2. Provide for the social and cultural well-being of the community; and 3. Manage effects on the character and amenity of any adjacent General residential zone and the surrounding area.	

OSZ-P2	**Ancillary activities and their associated buildings and structures**

Provide for ancillary activities and their associated buildings or structures where they:

1. Complement and enhance the values and activities in the zone;
2. Provide for the social and cultural well-being of the community; and
3. Manage effects on the character and amenity of any adjacent General residential zone and the surrounding area.

OSZ-P3	Safety, accessibility, and connectivity

Manage use and development within the Open space zone to:

1. Enhance accessibility and connectivity; and
2. Support the safety of users and neighbouring communities by being consistent with Crime Prevention through Environmental Design.

OSZ-P4	Open space facilities, buildings and structures

Enable open space facilities and other buildings and structures within the Open space zone where these complement the purpose of the zone and provide for the social and cultural wellbeing of the community.

OSZ-P5	Incompatible activities

Minimise land uses and activities that would compromise public use and enjoyment and access to the Open space zone.

Rules

Note: *For certain activities, consent may be required by rules in more than one chapters in the District Plan. See Part 1 - General Approach chapter.*

OSZ-R1	Open space facilities, buildings and structures
1. **Activity status:** Permitted **Where:** a. The construction, alteration or addition of any open space facilities, buildings or structures complies with: i. OSZ-S1 Maximum height; ii. OSZ-S2 Height in relation to boundary; iii. OSZ-S3 Setbacks from boundaries; iv. OSZ-S4 Setbacks from a coastal marine area; v. OSZ-S5 Building coverage and impervious surfaces; and vi. OSZ-S6 Fencing and boundary walls	2. **Activity status when compliance not achieved:** Refer to relevant Standard

OSZ-R2	Open space management activity
1. **Activity status:** Permitted **Where:** a. The activity is undertaken in accordance with a conservation management strategy, conservation management plan or a reserve management plan.	2. **Activity status when compliance not achieved:** Discretionary

OSZ-R3	Walking and cycling paths and connections
1. **Activity status:** Permitted **Where:** a. The activity complies with: i. OSZ-S3 Setbacks from boundaries; and ii. OSZ-S4 Setbacks from waterbodies and coastal waters.	2. **Activity status when compliance not achieved:** Refer to relevant Standard

OSZ-R4	Recreation activity
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

OSZ-R5	Commercial activity
1. **Activity status:** Permitted **Where:** a. The commercial activity is limited to: i. The sale of food and drink; ii. The sale of products that support the activities, for example sporting equipment; iii. The sale of tickets for a recreation activity; or iv. The hire of recreational equipment. b. The gross floor area used for any commercial activity on any site does not exceed 200m^2; c. The activity complies with OSZ-S7 Hours of operation.	2. **Activity status when compliance not achieved with OSZ-R5.1.a or OSZ-R5.1.b:** Non-Complying 3. **Activity status when compliance with OSZ-R5.1.c not achieved:** Refer to OSZ-S7

OSZ-R6	Burial and ancillary activities in cemeteries
1. **Activity status:** Permitted **Where:** a. The activity complies with OSZ-S7 Hours of Operation	2. **Activity status when compliance not achieved:** Refer to the Standard OSZ-S7

OSZ-R7	Community facilities
1. **Activity status:** Permitted **Where:** a. The activity complies with OSZ-S7 Hours of Operation.	2. **Activity status when compliance not achieved:** Refer to the Standard OSZ-S7

OSZ-R8	Any activity not listed as a permitted, discretionary or non-complying activity
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

OSZ-R9	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

OSZ-R10	Quarrying or mining
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

OSZ-R11	Motorsport
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

OSZ-S1	Maximum height
1. The maximum height of buildings and structures above ground level must not exceed 7.5m. **This standard does not apply to:** a. Solar and water heating components provided these do not exceed the maximum height of buildings and structures by more than 0.5m; and b. Flagpoles, antennas, satellite dishes, aerials, chimneys, flues and architectural features that do not exceed 1m in height or exceed 1m diameter.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** 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 on adjoining or adjacent sites; d. The impacts on existing and future esplanade reserves, esplanade strips and public walkways and cycleways; and e. Consistency with Crime Prevention through Environmental Design.

OSZ-S2	Height in relation to boundary
1. Buildings and structures must be contained within a building envelope defined by a 45-degree recession plane measured from 3m above ground level at the boundaries of the site adjoining a General residential zone. **This standard does not apply to:** a. Solar and water heating components provided these do not exceed the maximum height of buildings and structures by more than 0.5m; and b. Flagpoles, antennas, satellite dishes, aerials, chimneys, flues and architectural features that do not exceed the maximum height of buildings and structures by 1m in height or exceed 1m diameter.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Shading and loss of sunlight to adjoining sites, including buildings and outdoor areas.

OSZ-S3	Setbacks from boundaries
1. Buildings and structures must be set back at least 3m from all site boundaries. **This standard does not apply to:** a. Fences or walls no more than 2m in height; and b. Uncovered decks less than 1m in height above ground level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** 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 on adjoining or adjacent sites; d. The impacts on existing and future esplanade reserves, esplanade strips and public walkways and cycleways; and e. Consistency with Crime Prevention through Environmental Design.

OSZ-S4	Setbacks from a coastal marine area NOTE: **This standard has immediate legal effect**
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. 2. The setbacks in OSZ-S4.1 do not apply to: a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

OSZ-S5	Building coverage
1. The combined building coverage and impervious surface of the net site area must be no more than 15%.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; b. The effects on the landscape c. Any landscaping, planting and screening to mitigate any adverse effects; d. The effectiveness of the proposed method for controlling stormwater on site; and e. The bulk and location of buildings.

OSZ-S6	Fencing and boundary walls

1. All fences and boundary walls (including retaining walls) must not exceed a maximum height above ground level of: a. 2m on any site boundary that does not a adjoin a road; or b. 1.2m on any site boundary that adjoins a road.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The streetscape and amenity of the surrounding area; b. The amenity of adjoining properties, including the outdoor living space and any adverse shading effects; c. Topographical or other site constraints; and d. Consistency with Crime Prevention through Environmental Design.

OSZ-S7	**Hours of operation**
1. The hours of operation must not extend beyond 0700-2200 Monday to Sunday; or 2. The hours of operation must comply with any relevant council bylaw, or reserve management plan, where these are different to those in OSZ-S1.1 above.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Effects on the character and amenity of the surrounding area.

This section has rules that have legal effect.

SARZ — Sport and active recreation zone

Overview

The Sport and active recreation zone applies to areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures. Kaipara District's major sports facilities are in the Sport and active recreation zone. This zone contains larger-scale buildings, along with car parking, lighting and sports activity that can create larger volumes of traffic and noise. Some facilities also serve as venues for other public events, including corporate functions.

Objectives

SARZ-O1	
Active recreation opportunities and ancillary informal leisure activities are supported.	

SARZ -O2	
Buildings and structures within the Sport and active recreation zone complement sport and active recreation activities and provide for social and cultural wellbeing.	

Policies

SARZ-P1	Range of recreational activities
Enable a range of recreation activities and appropriate ancillary activities where these: 1. Are compatible with the character, purpose and qualities of the zone; 2. Manage adverse effects, particularly from noise and traffic movements on the character and qualities of adjoining sites where sensitive activities are located; and 3. Contribute to the overall health, safety and wellbeing of the community.	

SARZ -P2	Buildings and structures
Provide for buildings and structures that: 1. Enable a variety of indoor and outdoor sports and recreation activities; and 2. Support the safety of users and neighbouring communities by being consistent with Crime Prevention Through Environmental Design.	

SARZ-P3	Incompatible activities
Avoid land uses and activities that would compromise public use and enjoyment and access to the zone.	

Rules

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan - see Part 1 - General Approach Chapter.*

SARZ-R1	Buildings and structures (excluding walking and cycling paths and connections)

1. **Activity status:** Permitted **Where:** a. The construction, alteration or addition of any building or structure, including open space facilities, complies with: i. SARZ-S1 Maximum height; ii. SARZ-S2 Height in relation to boundary; iii. SARZ-S3 Setbacks from boundaries; iv. SARZ-S4 Setbacks from a coastal marine area; v. SARZ-S5 Building coverage; vi. SARZ-S6 Fencing and boundary walls; and vii. SARZ-S8 Impervious surface	2. **Activity status when compliance not achieved:** Refer to relevant Standard

SARZ-R2	Activities authorised by strategies and plans
1. **Activity status:** Permitted **Where:** a. The activity is undertaken in accordance with a conservation management strategy, conservation management plan or a reserve management plan.	2. **Activity status when compliance not achieved:** Non-Complying

SARZ-R3	Recreation activity
1. **Activity status:** Permitted **Where:** a. The activity complies with SARZ-S7 Hours of operation.	2. **Activity status when compliance not achieved:** Refer to Standard SARZ-S7

SARZ-R4	Walking and cycling paths and connections
1. **Activity status:** Permitted **Where:** a. The activity complies with the following standards: i. SARZ-S3 Setbacks from boundaries; and ii. SARZ-S4 Setbacks from waterbodies.	2. **Activity status when compliance not achieved:** Refer to relevant Standard

SARZ-R5	Commercial activity
1. **Activity status:** Permitted **Where:** a. The Gross Floor Area used for any commercial activity does not exceed 200m^2 per site; and b. Commercial activities are limited to: i. the sale of food and drink; ii. the sale or hire of products that	2. **Activity status when compliance not achieved with SARZ-R5.1.a or SARZ-R5.1.b:** Non-Complying 3. **Activity status when compliance not achieved with SARZ-R5.1.c:** Refer to relevant Standard

support the activities, for example sporting equipment; and iii. the sale of tickets for a recreation activity; and c. The activity complies with: i. SARZ-S7 Hours of operation.	

SARZ-R6	Community facilities
1. **Activity status:** Permitted **Where:** a. The construction, alteration or addition of any building or structure, including community facilities, complies with: i. SARZ-S1 Maximum height; ii. SARZ-S2 Height in relation to boundary; iii. SARZ-S3 Setbacks from boundaries; iv. SARZ-S4 Setbacks from a coastal marine area; v. SARZ-S5 Building coverage; vi. SARZ-S6 Fencing and boundary walls; and vii. SARZ-S8 Impervious surface	2. **Activity status when compliance not achieved:** Refer to the relevant standard.

SARZ-R7	Any activities not listed as permitted, discretionary or non-complying activity
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

SARZ-R8	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

SARZ-R9	Mining
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

SARZ-R10	Motorsport activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

SARZ-S1	Maximum height
1. The maximum height of buildings and structures above ground level must not exceed 8m. 2. Poles for lighting or surveillance must not exceed a maximum height above ground level	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The character and amenity of the surrounding environment;

of 18m. **This standard does not apply to:** a. Solar and water heating components which must not exceed the maximum height of buildings by more than 0.5m; and b. Flagpoles, antennas, satellite dishes, aerials, chimneys, flues and architectural features which must not exceed the maximum height of buildings by 1m in height or exceed 1m diameter.	b. Dominance of the building and/or structure in relation to the landscape; c. Shading and loss of solar access to adjoining sites; and d. Consistency with Crime Prevention through Environmental Design.

SARZ-S2	Height in relation to boundary
1. Buildings and structures must be contained within a building envelope defined by 45 degree recession plane measured from 3m above existing ground level at the boundaries of the site adjoining a General residential zone. **This standard does not apply to:** a. Solar and water heating components provided these do not exceed the maximum height of buildings and structures by more than 0.5m; and b. Flag poles, antennas, satellite dishes, aerials, chimneys, flues and architectural features that do not exceed 1m in height and/or diameter.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Shading and loss of sunlight to adjoining sites, including buildings and outdoor areas.

SARZ-S3	Setbacks from boundaries
1. Buildings and structures must be set back at least 5 metres from all site boundaries. **This standard does not apply to:** a. Fences or walls no more than 2m in height; and b. Uncovered decks less than 1m in height above ground level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** 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 on adjoining or adjacent sites; d. The impacts on existing and future esplanade reserves, esplanade strips and public walkways and cycleways; and e. Consistency with Crime Prevention through Environmental Design.

SARZ-S4	Setbacks from a coastal marine area NOTE: **This standard has immediate legal effect**
1. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. 2. The setbacks in SARZ-S4.1 do not apply to:	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The design and siting of the building or

a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

SARZ-S5	Building coverage
1. The maximum building coverage per net site area is 15%.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; b. The effects on the landscape; c. Effects on public access and use of the site; d. Any landscaping, planting and screening to mitigate any adverse effects; e. The effectiveness of the proposed method for controlling stormwater on site; and f. The bulk and location of the building.

SARZ-S6	Fencing and boundary walls
1. All fences and boundary walls (including retaining walls) must not exceed a maximum height above ground level of: a. 2m on any site boundary that does not a adjoin a road; and b. 1.2m on any site boundary that adjoins a road.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The streetscape and amenity of the surrounding area; b. The amenity of adjoining properties, including that on the outdoor living space and any adverse shading effects; c. Topographical or other site constraints; and d. Consistency with Crime Prevention through Environmental Design, including any need for security fencing.

SARZ-S7	Hours of operation
1. The hours of operation must not extend beyond 0600-2200 Monday to Sunday.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Any impact on the character and qualities of the surrounding area.

SARZ-S8	Impervious surface

1. The maximum impervious surface coverage of the net site area must be no more than 40%.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; b. Any landscaping, planting and screening to mitigate any adverse effects; c. The effectiveness of the proposed method for controlling stormwater on site; d. 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; e. Whether low impact design methods and use of green spaces can be used; and f. Natural hazard mitigation and site constraints.

EESPZ — Estuary Estates (Mangawhai Central) special purpose zone

Helpful reference documents (note there are also links provided in the text of this chapter):
To view/download the Estuary Estates Structure Plan click on link: Appendix 2 - Estuary Estates Structure Plan
To view/download the Estuary Estates Sub-Zone Plan click on link: Appendix 3 - Estuary Estates Sub-Zone Plan
To view/download the Estuary Estates Design and Environmental Guidelines click on link: Appendix 1 - Estuary Estates Design and Environmental Guidelines
Mangawhai Design Guidelines

Overview

Description Of The Estuary Estates Structure Plan Area
The Estuary Estates Structure Plan area is comprised of approximately 130 hectares of land located on the upper Mangawhai Harbour. It sits to the west of Molesworth Peninsula, south of the Mangawhai Heads settlement and northwest of Mangawhai Village. The Estuary Estates Structure Plan, together with objectives, policies and associated Development Control Rules; and subdivision provisions discussed below are the means through which the environmental and amenity values contemplated by the Structure Plan will be achieved.

The provisions of the Estuary Estates chapter and the Estuary Estates Structure Plan have precedence over the Mangawhai Structure Plan 2005.

Estuary Estates Design and Environmental Guidelines
The Estuary Estates Design and Environmental Guidelines address a range of environmental and design matters and are used as resource consent application assessment criteria to enable the Estuary Estates Structure Plan provisions to be properly interpreted to achieve the objectives of this chapter.

The Estuary Estates Structure Plan Sub-Zones
The Estuary Estates special purpose zone is comprised of the following sub-zones:
- Business 1 Sub-Zone;
- Residential Sub-Zones 3A to 3D;
- Service 7 Sub-Zone; and
- Natural Environment 8 Sub-Zone.

Each of these Sub-Zones provides for a specific mix of land use activities with corresponding subdivision and performance standard controls. The provisions ensure the environmental and amenity values contemplated by the Estuary Estates Structure Plan will be achieved.

Business Sub-Zone
The Business Sub-Zone provides for a town centre designed to serve both the business and retail needs of the Estuary Estates Structure Plan area and the wider community.

Particular attention is given to establishing a main street, defining the scale and design of buildings and detailing, pedestrian streetscapes, open-space permeability and connectivity through the Sub-Zone into the surrounding community and residential areas with generous landscaping and tree planting in streets, car parks, and inter-building spaces designed to link to open spaces in the wider area.

Residential Sub-Zones 1-4
The Residential Sub-Zones 1-4 are defined by the topography of the site, the landscape and visual absorption capacity of the site and proximity of the Sub-Zones to Business Sub-Zone.

Sub-Zone 1 is the closest to Business Sub-Zone and is anticipated to accommodate the higher densities for residential development on the site, including that part which is subject to the Integrated Residential Development Overlay illustrated on the Estuary Estates Structure Plan. Sub-Zone 1 affords opportunities for a variety of housing typologies and densities, along with retirement village development in locations where adverse effects on ecosystems and the natural character of the coastal environment can be avoided.

Sub-Zone 2 area adjoins Sub-Zone 1 and offers opportunity for medium density housing (500 m² lots), opportunities associated with the enhancement of slopes, and a transition of density to adjoining natural environment features.

Sub-Zone 3 buffers the Estuary Estates Structure Plan area from Old Waipu Road.

Sub-Zone 4 is located in the north facing slopes of the site, distant from Business Sub-Zone. It is the least dense residential sub-zone recognising the existing slopes and the adjoining natural environment features. The provisions of Sub-Zone 4 ensure the scale of development is compatible with the coastal small-town character of Mangawhai and to minimise adverse effects of development on landscape values and the natural character of the coastal environment.

Service Sub-Zone
The purpose of the Service Sub-Zone is to provide for local service activities and yard-based retail, which are not appropriate elsewhere in the Estuary Estates Structure Plan area. The location of the Sub-Zone has been selected to minimise potential reverse sensitivity issues and also to provide good accessibility without needing to access the area through residential or commercial areas.

The Service Sub-Zone anticipates a buffer between the anticipated uses and adjoining residential land to avoid reverse sensitivity and/or visual detraction issues arising.

Natural Environment Sub-Zone
The purpose of the Sub-Zone is to protect and enhance existing natural environment features (native vegetation, wetland and streams) and ensure avoidance of adverse effects on avifauna habitat and freshwater and coastal marine area ecosystems. Where possible, public walkways and cycle paths are envisaged within the Sub-Zone. Enhancement includes weed and pest control, and indigenous revegetation (where appropriate). Enhancement and ongoing protection measures for these features are expected to from part of subdivision applications (i.e. whether they are vested in Council or held in private ownership).

Other relevant Plan provisions
The provisions contained in Part 2: District-Wide Matters chapters apply to the Estuary Estates special purpose zone except where a rule in the Estuary Estates special purpose zone chapter is identified to override a provision contained in the District-Wide Matters chapters.

Objectives

Natural environment

EEPZ-O1	To conserve, protect and enhance the landscape, recreational and ecological resources associated with wetlands, streams, coastal marine area and identified areas of indigenous vegetation throughout the Estuary Estates Structure Plan area.

Amenity

EESPZ-O2	To create new and enhance existing amenity values of the Estuary Estates Structure Plan area.

Business and service sub-zone

EESPZ-O3	To provide for the town centre and service area while, ensuring that the adverse effects of those activities are avoided, remedied or mitigated.
EESPZ-O4	To create a distinctive, attractive and vibrant town centre.

Residential sub-zone

EESPZ-O5	To provide for a diverse range of residential living opportunities and to enable residential intensification in proximity to the Business Sub-Zone.

Transport

EESPZ-O6	To achieve a high amenity, well connected, low speed and sustainable roading network that provides for easily and safely accessed, development.
EESPZ-O7	To develop a roading network which integrates safely and efficiently with the surrounding roading network whilst ensuring adverse effects on the local road network are avoided or mitigated.
EESPZ-O8	To ensure the impact of activities on the safety and efficiency of the local road network is addressed and to ensure safe and efficient vehicle access, parking and manoeuvring is provided to, and on, every site while avoiding adverse effects on the environment.
EESPZ-O9	To promote and provide for active transport (walking and cycling).

Utilities, services and infrastructure objectives

EESPZ-O10	To ensure the provision of sustainable infrastructure networks that provide for properly serviced, and orderly development.

Subdivision

EESPZ-O11	To provide for subdivision in a manner which achieves an urban amenity and the integrated management of the use, development and protection of the natural and physical resources of the District.

Temporary activities

EESPZ-O12	To provide for the community within the Estuary Estates Structure Plan area and the wider Mangawhai areas general wellbeing through the provisions of Temporary Activities while ensuring such activities are operated at a level which avoids or mitigates adverse effects on the environment.

Policies

Natural environment policies

EESPZ-P1	Recognise and provide for the preservation and enhancement of the significant ecological habitat adjacent to the Tara Estuary.
EESPZ-P2	Ensure development contributes to revegetation, so as to enhance the landscape and extend ecological linkages.
EESPZ-P3	Apply specific development controls for earthworks, to minimise sediment laden runoff and, in order to protect and enhance the natural character and ecological values of the coastal environment as well as the intrinsic values of ecosystems, and design earthworks to tie in with topography consistent with that on adjacent land.
EESPZ-P4	Ensure that site works associated with subdivision and development avoid adverse effects on wetlands, water courses, areas of ecological value, arising from changes to landform and the generation of sediments.
EESPZ-P5	Ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of the wetlands, streams, and the coastal marine area
EESPZ-P6	Design and implement all land use, development and subdivision to be consistent with the relevant Regional Stormwater Discharge Consent, including the application of water sensitive design.

EESPZ-P7	Enable land vested in Council for reserve purposes to be developed and utilised for its vested purpose.
EESPZ-P8	Recognise the impact of climate change and ensure subdivision and development can avoid, remedy, or mitigate hazards associated with climate change.
EESPZ-P9	Adopt a precautionary approach to adverse effects on the habitat of Tara Iti / Fairy Tern and their food sources.

Amenity

EESPZ-P10	Implement the Estuary Estates Structure Plan, development and subdivision controls, assessment criteria, Mangawhai Design Guidelines and Appendix 1 - Estuary Estates Design and Environmental Guidelines to achieve: 1. An integrated high quality, built environment with a strong pedestrian and cycle focus; 2. Architectural forms compatible with the coastal, small-town character of Mangawhai; and 3. Road typologies that contribute to, and enhance amenity, through the provision of pedestrian / cycling networks, on-road parking, and water sensitive design.
EESPZ-P11	Implement the development and subdivision performance standards to ensure the amenity values of the Estuary Estates Structure Plan area are maintained and enhanced.
EESPZ-P12	Develop roads as high-quality public spaces by incorporating amenity features such as pedestrian and cycleways, on-road carparking, tree planting and water sensitive design.
EESPZ-P13	Manage the density of development within the residential Sub-Zones, and in particular in Residential Sub- Zones 3 and 4, ensuring the scale of development is compatible with the coastal small-town character of Mangawhai and to minimise adverse effects of development on landscape values and the natural character of the coastal environment.
EESPZ-P14	Provide a walkway and cycling network associated with the roading network and where practicable through green corridors, including providing opportunities for connections through to adjoining land areas as indicated on the Estuary Estates Structure Plan.

Business and service sub-zone

EESPZ-P15	Provide two specific Sub-Zones to enable business and service activities to provide for social, cultural and economic wellbeing and to manage the effects of such activities upon amenity values and the environment.
EESPZ-P16	Ensure development within the Business Sub-Zone achieves an integrated high quality built environment with a strong pedestrian focus, and a high quality streetscape, by implementing specific development and subdivision performance standards, the Estuary Estates Structure Plan, and the Estuary Estates Design and Environmental Guidelines.
EESPZ-P17	Provide for servicing and manufacturing opportunities in Service Sub-Zone that require large land areas.
EESPZ-P18	Provide for residential activities within the Business Sub-Zone, where adverse effects on residential amenity from business activities or buildings can be avoided, remedied or mitigated.
EESPZ-P19	Use a comprehensive performance standards approach and applying design and environmental guidelines to achieve an attractive and locally identifiable built form commensurate with a small town coastal vernacular.
EESPZ-P20	Ensure that development achieves a quality-built environment where bulk unrelieved building façades do not occur along road frontages and the design of buildings, open space and carparks enables a lively streetscape, with safe and convenient pedestrian and cycleway connectivity.
EESPZ-P21	Ensure In the Service Sub-Zone, a reasonable level of on-site amenity and streetscape is achieved by implementing the performance standards and providing a buffer to the adjoining

	Residential zone as shown on the Estuary Estates Structure Plan.

Residential sub-zone

EESPZ-P22	Enable a range of Sub-Zones to provide for diverse housing to accommodate growth within Mangawhai.
EESPZ-P23	Ensure that the type and intensity of residential activity in each Sub-Zone occurs at a level that is compatible with the coastal small-town character of Mangawhai and will not result in significant adverse landscape or visual effects on the environment.
EESPZ-P24	Ensure a high level of on-site residential amenity is provided by: 1. Managing the location of buildings and structures; 2. Managing the location of onsite water storage; 3. Ensuring that the onsite outdoor living needs can be met through a variety of means; and 4. Providing suitable onsite carparks and manoeuvring: together with the appropriate maintenance of amenity to neighbouring sites and the streetscape.
EESPZ-P25	Ensure a high quality of built environment is developed which relates positively to the established character of Mangawhai, roads, neighbouring properties and open spaces.
EESPZ-P26	Encourage integrated residential development in proximity to the Business Sub-Zone to assist with enabling a diversity of housing typologies.
EESPZ-P27	Provide for residential growth in an integrated urban form.
EESPZ-P28	Minimise rear lots so as to give sites the spacious outlook area of a road, as well as enhancing public safety through passive surveillance opportunities and a road address that connects each lot into the neighbourhood.

Transport policies

EESPZ-P29	Ensure development provides for the safe and convenient movement of people within the development and to wider networks by foot and cycle as well as cars, buses, and other vehicles.
EESPZ-P30	Ensure development includes an appropriate amount of occupant and visitor carparks and manoeuvring on site.
EESPZ-P31	Implement particular standards for the provision and formation of car parks.
EESPZ-P32	By ensuring that development provides for roading in an integrated manner consistent with Appendix 25A - Mangawhai Design Guidelines and EESPZ-TRAN-Table 1 that supports multi-modal transport options.
EESPZ-P33	Ensure that the roading network can be efficiently used by emergency services at all times.
EESPZ-P34	Ensure a landscaped design approach for new roads; including utilising water sensitive design techniques to achieve stormwater management outcomes.
EESPZ-P35	By discouraging traffic generating activities in Sub-Zones where they would have significant adverse effects.
EESPZ-P36	Vehicle access points are safe and efficient.
EESPZ-P37	Ensure that stormwater is managed and treated from carparks to avoid or mitigate adverse effects on water quality in wetlands, watercourses and the coastal marine area and neighbourhood amenity.

Utilities, services, and infrastructure policies

EESPZ-P38	Ensure that all infrastructures can be efficiently used by emergency services at all times
EESPZ-P39	Require that all wastewater systems be connected to Council’s public reticulated (EcoCare) system.

EESPZ-P40	Ensure that there is adequate existing wastewater infrastructure, or funding for adequate wastewater infrastructure to support the development is identified in a long term plan.
EESPZ-P41	Ensure that the following activities are serviced by water supply including reticulated water supply with adequate capacity to serve the scale and nature of development (in accordance with all relevant guidelines, the Code of Practice legislative requirement for drinking water) and opportunities for water demand management and rainwater harvesting: 1. Subdivision and land use in the Residential Sub-Zone (except lower density lots capable of providing adequate onsite water supply); 2. Integrated residential development; 3. Residential units in the Business Sub-Zone; 4. Visitor accommodation; 5. Retirement village; 6. Conference and events centre; 7. Education facility; or 8. Recreation activity.

Subdivision

EESPZ-P42	Ensure existing bush, streams and wetlands are protected and enhanced.
EESPZ-P43	Ensuring that stormwater is managed and treated to maintain and enhance the health and ecological values of the wetlands, streams and the coastal marine area.
EESPZ-P44	Ensure that all subdivisions are able to be properly serviced and can avoid, remedy, or mitigate the effects of natural hazards.
EESPZ-P45	Ensure subdivision implements the features of the Estuary Estates Structure Plan and achieves the relevant outcomes of Mangawhai Design Guidelines and the Estuary Estates Design Guidelines.
EESPZ-P46	Ensure subdivision density and lot sizes respond to the site's characteristics, compatible with the coastal small-town character of Mangawhai and avoid significant landscape and visual effects.
EESPZ-P47	Ensure subdivision establishes the roads illustrated on the Estuary Estates Structure Plan and establishes a well-connected local roading network consistent with EESPZ-TRAN-Table 1
EESPZ-P48	Ensure subdivision upgrades the Molesworth Drive frontage.
EESPZ-P49	Ensure subdivision establishes the open spaces and walking and cycle network illustrated on the Estuary Estates Structure Plan.
EESPZ-P50	Ensure subdivision establishes and maintains the amenity buffer between Service Sub-Zone 7 and the neighbouring residential sites.

Temporary activities policies

EESPZ-P51	Control the duration, size, extent and timing of Temporary Activities.

Rules

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach.*

EESPZ-R1	**Buildings and structures**
1. **Activity status:** Permitted **Where:** a. The construction, alteration, or addition, of any building or structure complies	2. **Activity status when compliance with EESPZ-R1.1.a not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.13.

with: i. EESPZ-S1 Height; ii. EESPZ-S2 Building setbacks; iii. EESPZ-S3 Height in relation to boundary; iv. EESPZ-S4 Building coverage; v. EESPZ-S5 Impervious surfaces; vi. EESPZ-S6 Outdoor living areas; vii. EESPZ-S7 Screening of storage and service areas; viii. EESPZ-S9 Fencing; and ix. EESPZ-S11 Minimum floor level. b. Any new buildings or external additions to an existing building are located outside of the Coastal Environment Overlay.	**4. Activity status when compliance with EESPZ-R1.1.b not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1, 10 and 16.

EESPZ-R2	**Residential units**
1. Activity status: Permitted **Where:** a. No more than one residential unit occupy the site; and b. Compliance is achieved with EESPZ-S10 Water storage. c. Compliance is achieved with EESPZ-S12 Cumulative total of residential units.	**2. Activity status when compliance with EESPZ-R2.1.a not achieved:** Discretionary **3. Where:** a. Two or more residential units per site are located in Sub-Zones 3A and 3B and do not exceed a density of one residential unit per 500m^2. **Note:** Any density shall exclude any land identified as Sub-Zone 8. **4. Activity status when compliance with EESPZ-R2.1.a not achieved:** Non-Complying **5. Where:** a. Two or more residential units per site are located in Sub-Zone 3C and do not exceed a density of one residential unit per 750m^2. b. Two or more residential units per site in are located in Sub-Zone 3D and do not exceed a density of one residential unit per 1,000m^2. **Note:** Any density shall exclude any land identified in Sub-Zone 8. **6. Activity status when compliance with EESPZ-R2.1.b not achieved:** Restricted Discretionary **7. Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.13. **8. Activity status when compliance with EESPZ-R2.1.c not achieved:** Restricted Discretionary **9. Matters over which discretion is restricted:** a. The matters in EESPZ-MAT2.

EESPZ-R3	**Home occupation**

1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R4	**Homestay accommodation**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R5	**Childcare facility**
1. **Activity status:** Permitted **Where:** a. The childcare facility has up to five children.	2. **Activity status when compliance not achieved:** Discretionary

EESPZ-R6	**Integrated residential development**
1. **Activity status:** Restricted Discretionary 2. **Where:** a. It is located within the Integrated Residential Development Overlay on the Estuary Estates Sub-Zone Plan. 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12 and 14-15.	4. **Activity status when compliance not achieved:** Discretionary 5. **Where:** a. It is located outside the Integrated Residential Development Overlay on the Estuary Estates Structure Plan in Residential Sub-Zone 3A and Residential Sub-Zone 3B. 6. **Activity status when compliance not achieved:** Non-Complying 7. **Where:** a. It is located outside the Integrated Residential Development Overlay on the Estuary Estates Structure Plan in Residential Sub-Zone 3C and Residential Sub-Zone 3D.

EESPZ-R7	**Retirement facility**
1. **Activity status:** Restricted Discretionary 2. **Where:** a. The retirement facility is located outside of the Coastal Buffer Overlay on the Estuary Estates Structure Plan. 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12 and 14-15.	4. **Activity status when compliance not achieved:** Non-Complying 5. **Where:** a. The retirement facility is located in Coastal Buffer Overlay on the Estuary Estates Structure Plan.

EESPZ-R8	**Visitor accommodation (including hotels, tourist houses and camping grounds)**
1. **Activity status:** Restricted Discretionary 2. **Where:** a. The visitor accommodation is located outside of the Coastal Buffer Overlay on	4. **Activity status when compliance not achieved:** Non-Complying 5. **Where:** a. The visitor accommodation is located in

the Estuary Estates Structure Plan. 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12 and 14-15.	Coastal Buffer Overlay on the Estuary Estates Structure Plan.

EESPZ-R9	Education facility excluding childcare centres provided for under Rule EESPZ-R5
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R10	Any activity not provided for as permitted, discretionary or restricted discretionary activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Business sub-zone 1 Rules

EESPZ-R11	Internal and/or external alterations to an existing building and any other structures not meeting the definition of a building
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R12	Community facility and services
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R13	Healthcare services
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R14	Home occupation
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R15	Office
1. **Activity status:** Permitted **Note:** *Offices which are accessory to any other activity will have the same activity status as the activity to which they are ancillary.*	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R16	Public toilet and/or changing room
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R17	Residential accommodation for persons whose duties require them to live on site

1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R18	**Shop and commercial activities/services**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R19	**Visitor centre**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R20	**Construction of a new building or external additions to an existing building**
1. **Activity status:** Restricted Discretionary **Where:** The construction of a new building or external additions to an existing building complies with: a. EESPZ-S1 Height; b. EESPZ-S2 Building setbacks; c. EESPZ-S3 Height in relation to boundary; d. EESPZ-S4 Building coverage; e. EESPZ-S5 Impervious surfaces; f. EESPZ-S6 Outdoor living areas; g. EESPZ-S7 Screening of storage and service areas; h. EESPZ-S8 Veranda Control; i. EESPZ-S9 Fencing; and j. EESPZ-S11 Minimum floor level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. The matters in EESPZ-MAT1.13

EESPZ-R21	**Conference and event centre**
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The matters in b. The matters in EESPZ-MAT1.1-12 and EESPZ-MAT1.14-15.	3. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R22	**Education facility**
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The matters in b. The matters in EESPZ-MAT1.1-12 and EESPZ-MAT1.14-15.	3. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R23	**Entertainment facility**
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12, and EESPZ-MAT1.14-15.	3. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R24	Recreational facility
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The matters in b. The matters in EESPZ-MAT1.1-12 and EESPZ-MAT1.14-15.	3. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R25	Residential unit
1. **Activity status:** Restricted Discretionary 2. **Where:** a. The residential unit is located above ground storey level. b. Compliance is achieved with EESPZ-S12 Cumulative total of residential units. 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12 and EESPZ-MAT1.14-15.	4. **Activity status when compliance not achieved:** Discretionary 5. **Where:** a. The residential unit at ground storey level that does not front the Main Street annotation on the Estuary Estates Structure Plan. 6. **Activity status when compliance with EESPZ-R25.1.a is not achieved:** Non-Complying 7. **Where:** a. The residential unit is at ground storey level fronting the Main Street annotation on the Estuary Estates Structure Plan. 8. **Activity status when compliance with EESPZ-R25.1.b is not achieved:** Restricted Discretionary 9. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT2.

EESPZ-R26	Restaurant or tavern
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12, and EESPZ-MAT1.14.	3. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R27	Service station
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12.	3. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R28	Visitor accommodation (including hotels and tourist houses)
1. **Activity status:** Restricted Discretionary 2. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12 and	3. **Activity status when compliance not achieved:** Not Applicable

EESPZ-MAT1.14-15.	

Service sub-zone 7 Rules

EESPZ-R29	Buildings and structures
1. **Activity status:** Permitted **Where:** The construction, alteration, or addition of a building or structure complies with: a. EESPZ-S1 Height; b. EESPZ-S2 Building setbacks; c. EESPZ-S3 Height in relation to boundary; d. EESPZ-S4 Building coverage; e. EESPZ-S5 Impervious surfaces; f. EESPZ-S6 Outdoor living areas; g. EESPZ-S7 Screening of storage and service areas; h. EESPZ-S9 Fencing; and i. EESPZ-S11 Minimum floor level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.13.

EESPZ-R30	Boat sale and contractor yard
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R31	Garden centre
1. **Activity status:** Permitted **Where:** a. The GFA (including any associated cafe) does not exceed 100m^2.	2. **Activity status when compliance not achieved:** Discretionary

EESPZ-R32	Factory shop
1. **Activity status:** Permitted **Where:** a. The factory shop is accessory to a manufacturing activity; and b. The GFA does exclude 50m^2 per site.	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R33	Local service activity
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R34	Residential accommodation for persons whose duties require them to live on site
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R35	Shop

1. **Activity status:** Permitted **Where:** a. The shop is accessory to a local service activity; and b. The GFA does exclude 50m^2 per site.	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R36	**Transport depot and services**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R37	**Service station**
1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-MAT1.1-12.

EESPZ-R38	**Any activity not provided for as permitted, discretionary or restricted discretionary activity**
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R39	**Visitor information sign**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R40	**Indigenous planting and vegetation maintenance including removal of pest and weed species**
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R41	**Construction of a public toilet or changing room**
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R42	**Formation of walking, fitness and riding trail/track (bridle and cycle)**
1. **Activity status:** Discretionary 2. **Information requirement:** Any application under Rule EESPZ-R42 shall be supported by a Remedial Management Plan associated with Wetland 3 and the manuka gum land addressing: a. Weed and pest control to restore ecological quality; b. Restoration of the hydrology of the wetland by replacing sections of track with boardwalks and placing subsurface drainage so that water can flow freely;	3. **Activity status when compliance not achieved:** Not Applicable

c. Planting to reduce edge effects and weed invasion; d. Measures restricting or prohibiting the presence of dogs, including: i. Fencing and gating of Wetland 3 to exclude dogs in general accordance with the fence line location illustrated on the Estuary Estates Structure Plan; ii. At a minimum, prohibiting dogs (except service dogs) during the Tara Iti / Fairy Tern breeding season September-February, and requiring dogs to be on a lead at all times when dogs are not prohibited; e. Redesign of coastal culverts to reduce coastal erosion, while also ensuring the protection of any mudfish in drains within the wetland; f. Realigning the track to increase the setback from the coastal margin in areas where it is exacerbating cliff erosion; g. Ecologically appropriate fish passage; and h. Measures to maintain or improve water quality during remedial works.	

EESPZ-R43	**Playground (including play equipment)**
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R44	**Park and street furniture (including seats, rubbish bins, lighting, signs, BBQ and picnic facilities) and underground services and lighting**
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R45	**Stormwater management works including detention ponds and associated management/maintenance, landscaping and planting and outfalls**
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R46	**Clubrooms and any other structures and car parking for recreational activities on any land vested as recreational reserve excluding any form of structure or access for watercraft launching**
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-R47	**Any activity not provided for as permitted, restricted discretionary or discretionary activity**
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Transport rules - Estuary Estates special purpose zone

Note: *Below are the provisions for transport in the Estuary Estates special purpose zone and these provisions apply in addition to the District-Wide Matters - Transport chapter unless otherwise noted.*

EESPZ-TRAN-R1	Construction of new roads in Estuary Estates special purpose zone
1. **Activity status:** Permitted **Where:** a. Roads shall be located in accordance with the roading hierarchy identified in Appendix 2 - Estuary Estates Structure Plan; and b. Compliance is achieved with rule TRAN-R2.	2. **Activity status when compliance with EESPZ-TRAN-R1.1.a not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Whether the site is adequately accessible from the road; b. Existing and probable future traffic volumes on adjacent properties; c. The ability of the adjacent existing or planned roading network to absorb increased traffic and the feasibility of improving the roading system to handle any increases; d. The extent of traffic congestion and pedestrian/vehicle conflict likely to be caused by a proposal; e. Whether vehicle access to and from the site: i. Ensures adequate sight distances and prevent congestion caused by ingress and egress of vehicles; and ii. Is sufficiently separated from pedestrian access to ensure the safety of pedestrians. 4. **Activity status when compliance with EESPZ-TRAN-R1.1.b:** Discretionary

EESPZ-TRAN-R2	Any activity providing for more than 30 car parks in Estuary Estates special purpose zone
1. **Activity status:** Permitted **Where:** a. The extent to which stormwater quality treatment and litter management has been provided to protect the environment from contaminants generated from the activity.	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-TRAN-R3	Any activity providing for more than 100 car parks
1. **Activity status:** Permitted **Where:** a. Whether the parking area(s) is / are properly graded, drained and sealed to prevent dust nuisance or concentrated	2. **Activity status when compliance not achieved:** Not Applicable

runoff of water from the site; b. The nature and extent of proposed landscaping in terms of screening, visual and streetscape amenity; and c. The extent to which parking areas are set back from residential and community.	

EESPZ-TRAN-Table 1: Estuary Estates special purpose zone - Road function and required design elements

Road Name (refer to Appendix 2 - Estuary Estates Structure Plan)	Proposed Role and Function of Road	Minimum Road Reserve Width	Total Number of Lanes	Speed Limit (Design)	On-Street Parking	Pedestrian and Cycle Provision	Treatment of Stormwater Runoff from Carriageway
Molesworth Drive Upgrade	Arterial	Varies	4	50	No	3m shared path both sides	Yes
Ring Road	Collector	24m	2	40	Yes	2.5m shared path both sides	Yes
Collector Road	Collector	24m	2	40	Yes	2.5m shared path both sides	Yes
Main Street	Local	24m	2	30	Yes	4m footpath both sides	Yes
Local	Local	16m	2	30	Yes	1.4m footpath both sides	Yes

Earthworks rules - Estuary Estates special purpose zone

Note: *Below are the provisions for Earthworks in the Estuary Estates special purpose zone and these provisions apply in addition to the District-Wide Matters - Earthworks chapter unless otherwise noted.*

EESPZ-EW-R1	Earthworks for the addition, maintenance or removal of an underground storage tank or septic tank in Estuary Estates special purpose zone
Note: *This rule overrides EW-R1 in the Earthworks chapter.*	
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-EW-R2	Earthworks associated with residential activities (i.e. gardening, landscaping, etc) in Estuary Estates special purpose zone
Note: *This rule overrides EW-R1 in the Earthworks chapter.*	
1. **Activity status:** Permitted **Where:** a. Excavation or deposition of material within a site shall not exceed the dimensions in the following table within any 12 month period:	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters in EW-R1; and b. Whether the activity will implement best practice for erosion and sediment.

Sub-Zone	Maximum area of Earthworks	4. **Information Requirement:** a. For bulk earthworks associated with subdivision and land development, the activity shall prepare and implement an avian mitigation plan.
1	On slopes less than 1 in 6: 1,000m^2 On slopes greater than 1 in 6: 500m^2	
3	On slopes less than 1 in 6: 500m^2 On slopes greater than 1 in 6: 250m^2	
7	On slopes less than 1 in 6: 700m^2 On slopes greater than 1 in 6: 350m^2	

Noise rules - Estuary Estates special purpose zone

Note: *Below are the provisions for Noise in the Estuary Estates special purpose zone and these provisions apply in addition to the District-Wide Matters - Noise chapter unless otherwise noted.*

EESPZ-NOISE-R1	**Emissions of noise from new buildings and alterations to existing buildings to be used for residential purposes in the Estuary Estates special purpose business sub-zone 1**
Note: *This rule overrides NOISE-R1 in the District-Wide Matters - Noise chapter.*	
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with NOISE-S2 new buildings and alterations to existing buildings to be used for residential purposes in the Estuary Estates Business Sub-Zone 1.	2. **Activity status when compliance not achieved:** Restricted Discretionary

Temporary activities rules - Estuary Estates special purpose zone

Note: *Below are the provisions for Temporary Activities in the Estuary Estates special purpose zone and these provisions apply in addition to the District-Wide Matters - Temporary Activities chapter unless otherwise noted.*

EESPZ-TEMP-R1	**Temporary activities ancillary to building and construction works in Estuary Estates special purpose zone**
Note: *This rule overrides TEMP-R3 in the District-Wide Matters - Temporary Activities chapter.*	
1. **Activity status:** Permitted **Where:** a. Temporary buildings, offices, storage sheds, storage yards, scaffolding and false work, workshops or uses of a similar character are: i. Ancillary to and required for a building or construction project; ii. Located on the site same as the building or construction project; and	2. **Activity status when compliance not achieved:** Not Applicable

iii. Limited to the duration of the project or for a period of 12 months (whichever is the lesser).	

EESPZ-TEMP-R2	**Public performances, concerts, shows, musical and theatrical entertainment, cultural and sporting events, exhibitions, fairs, galas, markets, carnivals, festivals, parades, rallies, filming, weddings, meetings in Estuary Estates special purpose zone**

Note: *This rule overrides TEMP-R1 in the District-Wide Matters - Temporary Activities chapter.*

1. **Activity status:** Permitted

   Where:
   Any temporary activity, including the use of buildings for purposes listed in this rule and other activities of similar nature:
   a. Are not located in the coastal buffer overlay as illustrated on Appendix 2 - Estuary Estates Structure Plan, and the Coastal Environment overlay where it overlays the Business Sub-Zone 1 as illustrated on Appendix 2 - Estuary Estates Structure Plan:
      i. Such activities do not occur during the Tara Iti / Fairy Tern breeding season September-February;
      ii. No dogs (with the exception of service dogs) are brought to the event; and
   b. Such activities, including structure for these activities, do not occupy any venue for more than a total of five days (inclusive of the time required for establishing and removing all structure and activities associated with the use);
   c. The number of people attending the event at any one time does not exceed 200 persons when the activity is undertaken outside;
   d. Any associated electronically amplified entertainment complies with all of the following:
      i. It does not commence before 10am on any day;
      ii. It is completed by 10pm on the day of the performance or 12.00am on Fridays and/or Saturdays or 1:00am the following day on New Year's Eve; and
      iii. The Temporary Noise noise limits in NOISE-R4.
   e. The Leq noise level and L10 noise level arising from the event does not exceed 75dBA Leq or 85dBA L10 when measured at the notional boundary of any adjacent site with a residential use;
   f. A Temporary Activity occurs no more

2. **Activity status when compliance not achieved:** Restricted Discretionary
3. **Where:**
   a. Any temporary activity, including the use of buildings for purposes listed in this rule and other activities of similar nature: a. Are not located in the Coastal Buffer overlay as illustrated on Appendix 2 - Estuary Estates Structure Plan, and the Coastal Environment overlay where it overlays the Business Sub-Zone 1 as illustrated on Appendix 2 - Estuary Estates Structure Plan.
   b. Such activities do not occur during the Tara Iti / Fairy Tern breeding season September-February.
   c. No dogs (with the exception of service dogs) are brought to the event.
   d. Occupies a venue for more than five days but no more than seven days (inclusive of the time required for establishing and removing all structures and activities associated with the use); and/or
   e. Exceeds a capacity of 200 persons but no more than 500 persons at any one time when the activity is undertaken outside; and/or f. Occurs more than five times a year at any one location; and/or
   f. Is not located in any area identified as Green Network on Appendix 2 - Estuary Estates Structure Plan other than the Village Green in Community 2 Sub-Zone or any public road.

4. **Matters of discretion are restricted to:**
   a. The proposed hours of operation, duration and timing of the activity;
   b. The nature and intensity of the activity;
   c. The extent to which the activity may give rise to adverse effects including noise on residentially used buildings within and surrounding the activity;
   d. The extent to which the activity may give rise to adverse effects related to the activities of crowds using the road network and the car parking facilities and the extent to which those effects are avoided, remedied or mitigated;

than five times in any one calendar year at any one location; g. All fixed exterior lighting associated with Temporary Activities shall be directed away from adjacent residential sites and public roads; h. All temporary activities that exceed a duration of two hours and do not have access to public or private toilet facilities shall provide sanitary facilities for the duration of the activity in accordance with the NZ Building Code Clause G1. When using Clause G1 if the activity is not undertaken within a building the most appropriate building use shall be applied.	e. The ability to supply potable water in compliance with the Drinking-Water Standards for New Zealand for the duration of the activity; f. The provision and location of adequate sanitation facilities throughout the duration of the activity in accordance with the Building Act; g. Compliance with Food Hygiene Standards and regulations; h. The appropriateness and control measures in place for the sale of liquor for consumption on the premises; i. Provision of an Emergency Management Plan which specifies a clear set of roles and procedures in the case of an accident or emergency; j. The effect of the activity on the use normally made of the site if the site is usually available to the public; and k. Effects on the habitat of Fairy Tern and their food sources (including wetlands, watercourses and the coastal marine area), including disturbance by people and dogs. **5. Activity Status when compliance not achieved with TEMP-R2.2:** Discretionary

EESPZ-TEMP-R3	**Markets in Estuary Estates special purpose zone - sub-zone 1**
1. Activity status: Permitted	**2. Activity status when compliance not achieved:** Not Applicable

Estuary Estates (Mangawhai Central) subdivision rules

Note: *Below are the provisions for subdivision in the Estuary Estates special purpose zone and these provisions apply in addition to the District-Wide Matters, Subdivision chapter unless otherwise noted.*

EESPZ-SUB-R1	**Boundary adjustments or realignments in Estuary Estates special purpose zone**	
Note: *This rule overrides SUB-R1 in the District-Wide Matters - Subdivision chapter.*		
Residential sub-zone 3A-3D	**1. Activity status:** Controlled **Where:** a. There are two or more existing lots; b. Each of the lots has a separate Certificate of Title; c. Any approved residential building platform is retained in its approved location, or a new location which meets EESPZ-SUB-S2 is identified; d. There is no increase in any existing non-compliance with the Development Controls for Permitted Activities as set out	**2. Activity status when compliance not achieved:** Discretionary **3. Matters over which discretion is restricted:** a. The matters in EESPZ-SUB-MAT1.

	in EESPZ-R1 and EESPZ-SUB-S1 to S6 unless Resource Consent is obtained for such non-compliances in conjunction with the proposed boundary adjustment; and e. No additional lots or Certificate of Title in separate ownership are created.	
Business sub-zone 1 **Service sub-zone 7**	4. **Activity status:** Restricted Discretionary **Where:** a. There are two or more existing lots; b. Each of the lots has a separate Certificate of Title; c. Any approved residential building platform is retained in its approved location, or a new location which meets EESPZ-SUB-S2 is identified; d. There is no increase in any existing non-compliance with the Standards for Permitted Activities as set out in Estuary Estates special purpose zone unless Resource Consent is obtained for such non-compliances in conjunction with the proposed boundary adjustment; and e. No additional lots or Certificate of Title in separate ownership are created.	5. **Activity status when compliance not achieved:** Discretionary 6. **Matters over which discretion is restricted:** a. The matters in EESPZ-SUB-MAT1.

EESPZ-SUB-R2	**Right of way easments and access lots**	
Business sub-zone 1 **Residential sub-zone 3** **Service sub-zone 7**	1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-SUB-MAT1.

EESPZ-SUB-R3	**Subdivision to create new allotments**	
Note: *This rule overrides SUB-R3 in the District-Wide Matters - Subdivision chapter.*		
Business sub-zone 1 **Residential sub-zone 3** **Service sub-zone 7**	1. **Activity status:** Restricted Discretionary **Where:** a. All subdivision complies with: i. EESPZ-SUB-S1 Lot size. ii. EESPZ-SUB-S2 Building platform	2. **Activity status when compliance not achieved:** Activity status as included in Standard 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-SUB-MAT1.

	locations. iii. EESPZ-SUB-S4 Servicing requirements. iv. EESPZ-SUB-S5 Legal protection. v. EESPZ-SUB-S6 Fencing. vi. SUB-S3 Setbacks to intensive indoor production, mining or quarrying activities. vii. SUB-S8 Esplanade reserves. viii. SUB-S15 Subdivision of a site subject to natural hazards.	

EESPZ-SUB-R4	**Subdivision of existing or approved building and/or activities by way of unit title**	
Note: *This rule overrides SUB-R4 in the District-Wide Matters - Subdivision chapter.*		
Business sub-zone 1 **Residential sub-zone 3** **Service sub-zone 7**	1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-SUB-MAT1.

EESPZ-SUB-R5	**Amendments to cross leases, unit titles, and company lease plans for additions and alterations**	
Note: *This rule overrides SUB-R2 in the District-Wide Matters - Subdivision chapter.*		
Business sub-zone 1 **Residential sub-zone 3** **Service sub-zone 7**	1. **Activity status:** Restricted Discretionary **Where:** a. Amendments to existing Cross Leases, Unit Titles and company lease plans for the purpose of showing additions and alteration to lawfully established building, accessory building and areas for exclusive by an owner/s.	2. **Activity status when compliance not achieved:** Not Applicable 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-SUB-MAT1.

EESPZ-SUB-R6	**Subdivision that creates a lot or lots for the purpose of a reserve, public utilities or infrastructure**	
Business sub-zone 1 **Residential sub-zone 3** **Service sub-zone 7**	1. **Activity status:** Restricted Discretionary	2. **Activity status when compliance not achieved:** Discretionary 3. **Matters over which discretion is restricted:** a. The matters in EESPZ-SUB-MAT1.

Natural environment sub-zone 7		

EESPZ-SUB-R57	**Any subdivision not otherwise provided for**	
Business sub-zone 1 **Residential sub-zone 3**	1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

Standards

EESPZ-S1	**Height - all zones**
1. The maximum height of buildings and structures when measured from existing ground level shall be: a. Sub-Zone 1: 12m. b. Sub-Zone 3A-3D: 8m, except that the maximum height of buildings for Integrated Residential Development, retirement facilities or visitor accommodation in the "Integrated Residential Development Overlay" shall be 12m. c. Sub-Zone 7: 8m.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effects associated with the matter of non-compliance for the relevant Standard.

EESPZ-S2	**Building setbacks**
1. Buildings, accessory buildings, and structures shall be setback from the relevant boundary by the minimum depth specified in EESPZ-Table 1. 2. Except that: a. Any yard adjoining a residential zone shall be 20m and contain a 15m width landscape strip. b. Front yards shall contain a 5m wide landscape strip (excluding any area for vehicle or pedestrian access/egress). c. Side yards on a site greater than 10,000m^2 shall contain a 2m landscape strip. d. Side and rear yard controls do not apply where buildings abut a common boundary or have a common wall. e. In the Residential Sub Zones 3A-C any garage must be set back a minimum of 5m from the front boundary of the site. f. In the Residential Sub-Zones 3A-D above ground rainwater tanks must not be located between the front façade of the residential unit and the site's street boundary.	5. **Activity status when compliance not achieved:** Restricted Discretionary 6. **Matters over which discretion is restricted:** a. Effects associated with the matter of non-compliance for the relevant Standard.

3. In addition to the specified yard setbacks in EESPZ-Table 1, the following shall only apply to Sub-Zone 7: a. Any yard adjoining a residential zone shall be 20m and contain a 15m width landscape strip. b. Front yards shall contain a 5m wide landscape strip (excluding any area for vehicle or pedestrian access/egress). c. Side yards on a site greater than 10,000m^2 shall contain a 2m landscape strip. 4. In addition to the specified yard setbacks in EESPZ-Table 1, the following shall only apply to Sub Zone 1: a. Where a front yard contains a car parking area fronting Molesworth Drive, a 5m wide landscape strip containing 3m wide planted vegetation shall be provided immediately adjoining the road boundary (excluding any area for vehicle or pedestrian access/egress). b. Where a front yard contains a car parking area fronting a road other than Molesworth Drive, a 2m wide landscape strip shall be provided immediately adjoining the road boundary (excluding any area for vehicle or pedestrian access/egress).	

EESPZ-S3	Height in relation to boundary control
1. Buildings, accessor buildings, and structures shall be contained within a building envelope defined by the specified recession plane: a. Sub-Zone 1: a height equal to 3.0m plus the shortest horizontal distance between that part of the building and the road boundary. b. Sub-Zone 3A-D: a height of 3.0m plus the shortest horizontal distance between that part of the building and any site boundary. c. Sub-Zone 7: a height of 3.0m plus the shortest horizontal distance between the building and the road boundary. 2. Except that: a. Where existing or proposed buildings abut at a common wall, the height in relation to boundary control will not apply along the length of that common wall; b. No account shall be taken of radio and television aerials, solar heating devices and chimneys (not exceeding 1.1m in any direction) provided that such structures are located at least 1m from each side boundary; c. A gable end or dormer window may project beyond the recession plane	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Effects associated with the matter of non-compliance for the relevant Standard.

where the extent of the projection complies with the following: i. It has a maximum height of 1m; ii. It has a maximum width of 1m measured parallel to the nearest adjacent boundary; iii. It has a maximum depth of 1m measured horizontally at 90o to the nearest adjacent boundary; iv. There are no more than two such projections occurring in relation to any 6m length of site. d. For Sub-Zone 3A-D no account shall be taken of any boundary adjoining a road; and e. Where a boundary adjoins an accessway, the furthest boundary may be used.	

EESPZ-S4	**Building coverage**
1. The maximum building coverage shall not exceed a net site area of: a. Sub-Zone 1: 50%. b. Sub-Zone 3 A-D: 35%, except that the maximum net site coverage for Integrated Residential Development, retirement facilities or visitor accommodation in the Integrated Residential Development Overlay shall be 50%. c. Sub-Zone 7: 60%	**2. Activity status when compliance not achieved:** Not Applicable

EESPZ-S5	**Impervious surfaces**
1. The maximum percentage of the net site area covered by buildings and other impervious surfaces shall not exceed: a. Sub-Zone 1: 100%. b. Sub-Zone 3A: 60%, except that the maximum percentage of the net site area covered by buildings and other impervious surfaces for Integrated Residential Development, retirement facilities or visitor accommodation in the Integrated Residential Development Overlay shall be 70%. c. Sub-Zone 3B-3D: 50%. d. Sub-Zone 7: 80%.	**2. Activity status when compliance not achieved:** Not Applicable

EESPZ-S6	**Outdoor living areas**
1. Each residential unit in Business 1 Sub Zone shall be provided with an outdoor living area as follows: a. A balcony or terrace with a minimum area of 10m^2 with a minimum depth of 2m which is readily accessible from the main living room.	**3. Activity status when compliance not achieved:** Not Applicable

2. Each residential unit in Residential 3A-D Sub-Zones shall be provided with an outdoor living area with dimensions as follows (except that residential units above ground level shall comply with clause c. below): a. Shall have a minimum area of 60m^2 ; or b. Integrated Residential Development or Retirement Facilities shall have a minimum area of 40m^2; and c. Shall contain a minimum dimension of 3m measured at right angles to the perimeter of the area; d. Must be capable of containing a 6m diameter circle; e. Shall not be located on the southern side of the residential unit; f. Shall be readily accessible from the main living area; g. Shall not be obstructed by buildings, parking spaces or vehicle access and manoeuvring areas, other than an outdoor swimming pool; and h. Residential unit above the ground floor shall have a balcony or terrace with a minimum area of 10m^2 with a minimum depth of 2m and which is readily accessible from a living room located on the east, north or west side of the residential unit.	

EESPZ-S7	Screening of storage and service areas
1. Where any storage or service area (including incinerators, and rubbish receptacle areas) directly faces a public road or any open space, such an area shall be screened by either: a. A solid wall or screen not less than 8m in height; or b. Planting.	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-S8	Veranda control
1. Standard COMZ-S5 applies in Sub-Zone 1 along the "building frontage to main street" as identified on the Estuary Estates Structure Plan.	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-S9	Fencing
1. In Sub-Zones 3A-D fences shall not exceed 1.2m in height on boundaries to public open space, and the street. 2. Every residential allotment shall be required to contain any dogs on the allotment by fencing or alternative means (such as electronic control). 3. Wetlands 1 and 3 shall be perimeter fenced, together with the boundary line between	4. **Activity status when compliance not achieved:** Not Applicable

Wetlands 1 and 3, in general accordance with the fence line location illustrated on the Estuary Estates Structure Plan. The fence shall: a. Where the fence forms a side or rear boundary of a residential allotment: i. Have a minimum height of 8m from ground level and be either a close board timber fence with capping or a steel wire mesh fence, in either case with no gap at ground level and continuous with adjoining allotment fences. b. Where the fence adjoins a road reserve or allotment for a network utility (including a reservoir): i. Have a height of 1.8m from ground level and be either a close board timber fence with capping or a steel wire mesh fence, in either case with no gap at ground level and continuous with adjoining allotment fences; ii. Include a landscaped hedge between the fence and road reserve. c. Include self-closing gates to the gum diggers track in appropriate locations. d. If the steel wire mesh fence option, have mesh dimension of no greater than 50 millimetres and include top and bottom rail.	

EESPZ-S10	**Water storage**
1. A non-reticulated residential unit must have available a minimum of 50m^3 water storage capacity, inclusive of 10m^3 for fire safety. Where a reticulated firefighting network is available, the residential unit must provide a minimum 40m^3 water storage capacity. **2.** It does not impede the movement of fire service vehicles or equipment or generally restrict access for firefighting purposes. **3.** A reticulated residential unit must have available a minimum of 5m^3 water storage capacity for rainwater harvesting and use associated with the residential unit. **4.** A reticulated residential unit in a retirement facility must have available a minimum of 3m^3 water storage capacity for rainwater harvesting and use associated with the residential unit. **5. Information Requirement:** a. The details of the water storage requirements under EESPZ-S10 must be provided with a building consent	**6. Activity status when compliance not achieved:** Not Applicable

and/or resource consent application.	

EESPZ-S11	Minimum floor level
1. Habitable buildings shall have a minimum floor level of 3.5m above mean sea level (Reference One Tree Point Datum). 2. Commercial and Industrial Buildings and non-habitable buildings such as garages and sheds shall have a minimum floor level of 3.3m above sea level (Reference One Tree Point Datum).	2. **Activity status when compliance not achieved:** Not Applicable

EESPZ-S12	Cumulative total of residential units
1. Residential units in the Estuary Estates Special Purpose Zone shall not exceed a cumulative total of 850 residential units.	2. **Activity status when compliance not achieved:** Not Applicable

Noise standards - Estuary Estates special purpose zone

Note: *Below are the Standards for Noise in the Estuary Estates special purpose zone and these standards apply in addition to the District-Wide Matters - Noise chapter unless otherwise noted.*

EESPZ-NOISE-S1	Noise limits for new buildings and alterations to existing buildings to be used for residential purposes in the Estuary Estates special purpose business sub-zone 1
Note: *EESPZ-NOISE-S1 overrides NOISE-S2.*	
1. New buildings and alterations to existing building to be used for residential purposes in the Estuary Estates special purpose zone business sub-zone shall meet the following: a. Noise received in all habitable rooms shall not exceed 45 dBA L10 between 23:00 hours and 07:00 hours with ventilating windows open; and 2. **Information requirement:** a. An Acoustic Design Report shall be obtained from a suitably qualified Acoustic Engineer confirming that the building will be constructed to meet the above requirement.	3. **Activity status when compliance not achieved:** Restricted Discretionary

Subdivision standards - Estuary Estates special purpose zone

Note: *Below are the Standards for Subdivision in the Estuary Estates special purpose zone and these standards apply in addition to the District-Wide Matters - Subdivision chapter unless otherwise noted.*

EESPZ-SUB-S1	Lot size	
1. Sub-zone 1	Allotments must have a minimum net site area of 600m^2	9. **Activity status when compliance not achieved:** Non-Complying
2. Sub-zone 3A	Allotments must have a minimum net site area of 500m^2	

3. Sub-zone 3B	Allotments must have a minimum net site area of 500m^2	
4. Sub-zone 3C	Allotments must have a minimum net site area of 750m^2	
5. Sub-zone 3D	Allotments must have a minimum net site area of 1000m^2	
6. Sub-zone 7	Allotments must have a minimum net site area of 1000m^2	
7. Except that there shall be no minimum lot size where subdivision occurs around existing approved development or in conjunction with a land use consent. **8.** The minimum lot sizes must be exclusive of any area shown as Sub-Zone 8 on the Estuary Estates Structure Plan.		

EESPZ-SUB-S2	**Building platform locations**
1. All vacant residential lots shall be of a size and shape which accommodates a building platform which is 8 by 15 and clear of all yard setbacks identified in rule EESPZ-S2.	2. **Activity status when compliance not achieved:** Discretionary

EESPZ-SUB-S3	**Roads and access**
1. All roading and access shall be consistent with the Estuary Estates Structure Plan.	2. **Activity status when compliance not achieved:** Discretionary

EESPZ-SUB-S4	**Servicing requirements**
1. Compliance is achieved with standard SUB-S5, except that lots less than 500m^2 in the Residential Sub-Zone 3A must be serviced by a reticulated water supply sufficient to meet the needs of the subdivision and development.	2. **Activity status when compliance not achieved:** Discretionary

EESPZ-SUB-S5	**Legal protection**
1. The legal protection of any amenity landscape feature, bush area, indigenous vegetation plantings as an enhancement of bush, stream or wetland, public access way or stormwater management systems shall be secured through a Consent Notice or other suitable legal instrument that is registered on the title of the land concerned. Where appropriate, legal protection may also be achieved through a Queen Elizabeth II National Trust Covenant, a covenant with Council, a Conservation Covenant under Section 77 of the Reserves Act or by vesting land in a public authority as a public reserve and/or through private reserve status.	2. **Activity status when compliance not achieved:** Discretionary

EESPZ-SUB-S6	Fencing
1. Every residential allotment shall be required to contain any dogs on the allotment by fencing or alternative means (such as electronic control). This shall be secured through a Consent Notice or other suitable legal instrument that is registered on the title of the site concerned. 2. Wetlands 1 and 3 as illustrated on the Estuary Estates Structure Plan shall be perimeter fenced, together with the boundary line between Wetlands 1 and 3, in general accordance with the fence line location illustrated on the Structure Plan where relevant to a residential allotment, this shall be secured through a Consent Notice or other suitable legal instrument that is registered on the title of the land concerned. 3. The fence shall: a. Where the fence forms a side or rear boundary of a residential allotment: i. Have a minimum height of 8m from ground level and be either a close board timber fence with capping or a steel wire mesh fence, in either case with no gap at ground level and continuous with adjoining allotment fences; ii. Where the fence adjoins a road reserve or allotment for a network utility (including a reservoir): 1. Have a height of 1.8m from ground level and be either a close board timber fence with capping or a steel wire mesh fence, in either case with no gap at ground level and continuous with adjoining allotment fences; 2. Include a landscaped hedge between the fence and road; iii. Include self-closing gates to the gum diggers track in appropriate locations; and iv. If the steel wire mesh fence option, have mesh dimension of no greater than 50 millimetres and include top and bottom rail.	2. **Activity status when compliance not achieved:** Discretionary

Matters of Discretion

EESPZ-MAT1	Mattters of discretion for restricted discretionary activities
1. Building design, external appearance and amenity; 2. Traffic generation; 3. Parking;	

4. Access;
5. Infrastructure, including appropriate stormwater quality monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations;
6. Reticulated water supply which meets all relevant legislative requirements for drinking water (including firefighting, rainwater harvesting and water demand management (savings*);
7. That there is adequate existing wastewater infrastructure, or funding for adequate wastewater infrastructure to support the development is identified in a long-term plan;
8. Noise;
9. Natural environment, including the effects on the habitat of Tara Iti / Fairy Tern and their food sources (including wetlands, watercourses and the coastal marine area), including disturbance by people and dogs);
10. Outdoor activities;
11. Artificial lighting;
12. Effects associated with the matter of non-compliance for the relevant Development Control;
13. Intensity and scale;
14. Sustainable building design; and
15. Cumulative effects.

* For example through the use of the Water Efficiency Labelling Scheme

Assessment Criteria for Restricted Discretionary Activities:

1. **Building Design and External Appearance and Amenity:**
   a. The means through which the proposal will implement the Estuary Estates Design and Environmental Guidelines detailed under Appendix 1.

2. **Traffic Generation:**
   a. The extent to which the expected traffic generation of a proposal will adversely affect the safety and capacity of the roading network including the wider network.
   b. Any adverse effect may be mitigated by action taken to upgrade road design and/or intersection design.

3. **Parking:**
   a. Whether adequate parking and manoeuvring space will be provided on site appropriate to the particular form of the development in accordance with Transport chapter.
   b. Whether large areas of aboveground parking spaces are proposed as part of the activity and if there are, their impact on visual and aural amenity values.
   c. The extent to which the location of parking areas avoids proximity to Residential Sub-Zones and provides adequately for pedestrian safety.
   d. Whether the internal circulation of parking areas has been designed for safe and efficient on site vehicle circulation and pedestrian safety.
   e. Litter management.

4. **Access:**
   a. The extent to which any potential adverse effects associated with access may be reduced or mitigated by controlling the location of entry and exit points to the site.
   b. The extent to which Council's Standard for access design is met.

5. **Infrastructure:**
   a. Whether the proposal avoids creating any demand for services and infrastructure at a cost to the wider community.
   b. The extent to which the proposal provides for sustainable infrastructure and servicing and in particular the supply of water.
   c. Whether the proposal utilises low impact stormwater design solutions.
   d. Whether the proposal includes appropriate stormwater quality monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations.

6. **Reticulated Water Supply:**
   a. The provision, capacity, and design of the reticulated supply of water which meets all relevant guidelines, codes of practice, and legislative requirements for drinking water (including storage, reticulation, treatment and ongoing management), rainwater harvesting and appropriate water demand management (savings), including legal mechanisms for their implementation for the

following activities:

i. Integrated residential development;
ii. Residential units in Sub-Zone 1 and Residential 3A (except lower density lots able to provide adequate on-site water supply;
iii. Visitor accommodation;
iv. Conference or event centres;
v. Education facilities;
vi. Recreation facilities; or
vii. Retirement facilities.

7. Wastewater network capacity:

a. That there is adequate existing wastewater infrastructure, or funding for adequate wastewater infrastructure to support the development is identified in a long term plan.

8. Noise:

a. Whether the activity gives rise to adverse noise effects beyond the boundaries of the site. Methods available to mitigate any adverse off site noise effects may include:
   i. The provision of or construction of barriers;
   ii. Acoustic insulation and separation of activities;
   iii. The construction of earthen mounds;
   iv. The provision of greater distances between the noise generator and existing development;
   v. Screening the noise generator using natural or manmade materials; and
   vi. Imposing restrictions/conditions on hours of operation - in particular between 10 pm and 7am.

9. Natural environment:

a. The extent to which the activity gives rise to adverse effects on the natural environment, such as through the creation of wastewater or stormwater, vegetation.
b. Removal and/or habitat destruction and sediment runoff, including the extent to which revegetation using eco-sourcing of native plants is proposed as part of the activity.
c. Effects on the habitat of Tara Iti / Fairy Tern and their food sources (including wetlands, watercourses and the coastal marine area), including disturbance by people and dogs.
d. Ecologically appropriate fish passage.

10. Outdoor activities:

a. Whether any outdoor activity areas will be screened, separated or have a landscaped buffer from any adjacent sites in a residential Sub-Zone and whether any acoustic attenuation to reduce the noise effects of outdoor activities has been undertaken.

11. Artificial Lighting:

a. Whether:
   i. An application demonstrates that significant adverse effects including light spill and glare on the visual privacy of adjoining sites in a residential Sub-Zone can be reduced, avoided or that the use of measures such as screening, dense planting of buffer / separation areas may be required where these may lessen impact.
   ii. Particular consideration has been given to the placement, design and screening of light fittings and whether their size and luminance is appropriate to the size of the subject site and to the general lighting levels of the surrounding area.

12. Compliance with Development Controls:

a. For any activity which does not comply with one or more of the Development Controls the Council shall also have regard to any unusual circumstances, including, but not limited to, the following:
   i. Inherent site considerations; including unusual size, shape, topography, substratum, vegetation, or flood susceptibility.
   ii. Particular site development characteristics; including the location of existing buildings or their internal layout, achievement of architectural harmony or physical congruence, compliance with bylaw or Kaipara District Council Engineering Standards 2011, the preservation of privacy, enhancement of private open space, outlook improvement, building restoration, or renovation of demonstrable merit, temporary buildings, provision of public facilities, the design and arrangement of buildings to facilitate access for the

disabled, or legal impediments;
iii. Unusual environmental circumstances; including adverse topography, unusual use or particular location of buildings on neighbouring sites, improved amenity for neighbouring sites, the presence of effective adjacent screening or permanent open space.
iv. Extraordinary vehicle or pedestrian movement considerations; including the achievement of a better relationship between the site and the road, improved operation of parking areas, an adequate alternative supply of parking in the vicinity, the improved safety, convenience or efficiency of pedestrian or traffic movement on the site or adjacent roads, unusual incidence or time of traffic movement, demonstrably less than normal use intensity, and the considered need for pedestrian protection.

13. **Intensity and Scale:**
    a. The intensity and scale of the proposal, in particular the number of people involved in the activity, traffic generation, hours of use, size of building and associated parking, signs, noise and other generated effects should be compatible with the character and amenities of the surrounding area.

14. **Sustainable Building Design:**
    a. The extent to which the applicant has investigated alternatives in terms of sustainable design such as green building methods, renewable energy sources, and low impact designs.

15. **Cumulative Effects:**
    a. Whether the proposed activity will result in adverse cumulative effects.

EESPZ-MAT2	Cumulative total of residential units
EESPZ-R2, EESPZ-R25	**1.** The ability of the adjacent existing or planned roading network to absorb increased traffic and the feasibility of improving the roading system to handle any increases. **2.** The extent of traffic congestion and pedestrian/vehicle conflict likely to be caused by a proposal. **3.** Whether vehicle access to and from the site: a. Ensures adequate sight distances and prevent congestion caused by ingress and egress of vehicles; and b. Is sufficiently separated from pedestrian access to ensure the safety of pedestrians.

Estuary Estates special purpose zone - Subdivision matters of discretion

EESPZ-SUB-MAT1	Matters of discretion for restricted discretionary activities within Estuary Estates special purpose zone subdivision standards

1. Subdivision, roading and lot design including the ability for sites to accommodate a complying residential unit, required water storage, and suitable onsite parking and manoeuvring areas;

2. Consistency with the Estuary Estates Structure Plan;

3. Transport network (including parking, cycleway and pedestrian facilities) and vehicle access to lots;

4. Availability of sufficient water supply (rainwater harvesting and/or reticulated water supply for Sub- Zone 3A which meet all relevant legislative requirements for drinking water), and water demand management (savings*) including for firefighting:
    a. The location and land area requirements of water reservoirs(s) identified with the first subdivision of the Residential Sub-Zone 3D;

5. Low impact design, stormwater treatment and disposal, including appropriate stormwater quality

monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations:

a. Stormwater management plan for the hydrology of Wetlands 1, 2 and 3 including stormwater quality;

b. Consent notices for stabilised roofing materials;

6. Public Utilities:

a. That there is adequate existing wastewater infrastructure, or funding for adequate wastewater infrastructure to support the development is identified in a long-term plan;

7. Planting and landscaping;

8. Ecological effects including the effects on the habitat of Tara Iti / Fairy Tern and their food sources (including wetlands, watercourses and the coastal marine area), including disturbance by people and dogs;

9. Pedestrian and cycling connectivity to open space and shared path networks;

10. Ecology management plan for the Sub-Zone 8 areas, including weed and pest control and indigenous revegetation (where appropriate) and any required mechanisms for ownership and maintenance of the area; and

11. Design and construction of central watercourse.

* For example through the use of the Water Efficiency Labelling Scheme.

Assessment criteria for Restricted Discretionary activities within Estuary Estates special purpose zone relating to Subdivision

1. The extent to which the proposal is consistent with Appendix 2 - Estuary Estates Structure Plan. The assessment of any application must establish the means through which any proposal will implement the Estuary Estates Design and Environmental Guidelines detailed under Appendix 1 and Appendix 25A - Mangawhai Design Guidelines.
2. The extent to which adequate access is provided to each lot.
3. Where common lots are proposed, the extent to which appropriate mechanisms are provided to ensure that all infrastructure management and maintenance requirements are sustainable.
4. The nature of proposed street frontage in terms of securing effective, safe access onto a legal road.
5. Where staged subdivision is proposed, whether all necessary infrastructure, roading, utilities, public spaces and connections to service the proposed development will be established:
    a. For the catchment of Wetlands 1, 2 and 3, a stormwater management plan shall address the best practicable option to maintain surface flow hydrology.
    b. Consent notices shall require stabilised roofing materials.
6. That there is adequate existing wastewater infrastructure, or funding for adequate wastewater infrastructure to support the development is identified in a long term plan.
7. Where any existing or approved buildings are to be subdivided, the effects of the proposal in regard to meeting relevant Development Control Standards.
8. Where there are any communally owned or managed services, infrastructure or other such assets or joint responsibilities arising from any proposal; that the nature of arrangements which are proposed ensure the on-going implementation of such arrangements whether through body corporate or similar mechanisms.
9. Where any subdivision adjoins an area identified as amenity planting; and/or any areas identified as Sub-Zone 8 on the Estuary Estates Structure Plan, whether the details of the planting have been provided and for Sub-Zone 8 areas an ecology management plan, including 10m riparian planting to streams and wetlands, weed and pest management controls and indigenous revegetation (where appropriate), are provided and any required mechanisms for ownership and maintenance of the area. For the avoidance of doubt the amenity planting areas may form parts of private lots and be held in private ownership.
10. Whether the proposal utilises low impact and/or water sensitive stormwater management devices and designs, outfalls that mitigate concentrated flows and detail of any obligations for lot owners to construct and maintain such devices.
    a. The extent to which stormwater quality treatment has been provided to protect the environment from contaminants generated from the activity including whether the proposal includes

appropriate stormwater quality monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations.

11. Existing and probable future traffic volumes, pedestrian and cyclist volumes and effects on adjacent roads including the intersection of Molesworth Drive and Moir Street, and the intersection of Insley Street and Moir Street.
12. The design of the central watercourse within Sub-Zone 3A to establish stormwater conveyance, treatment opportunities, recreation links and recreated freshwater habitat.
13. Sufficient firefighting water supply is available, taking into account a risk based assessment.
    Note: *For avoidance of doubt, an example of sufficient firefighting water for a single residential dwelling will generally include (subject to site-specific risks) 10,000 litres of water from sources that are:*
    a. *Within 90 metres of an identified building platform on each lot; and*
    b. *Existing or likely to be available at a time of development of the lot; and iii. Accessible and available all year round; and iv. May be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot.*
14. The provision, capacity and design of reticulated supply of water sufficient to meet the needs of the subdivision and development which meet all relevant guidelines, the codes of practice, and legislative requirements for drinking water (including storage, reticulation, treatment and ongoing management), rainwater harvesting and appropriate water demand management (savings), including legal mechanisms (e.g. consent notices) for their implementation within Residential Sub- Zone 3A or any other Sub-Zone intended to be reticulated.
15. The extent to which the proposal provides connections to transport networks including walking and cycling (and indicative connections as shown on the Estuary Estates Structure Plan) and roading function and design.
16. The extent of land required for water reservoir(s) to service subdivision and development proposed to be provided with reticulated water supply is detailed by an engineering assessment by a suitably qualified and experienced professional associated with the first subdivision of the Residential Sub- Zone 3D.
17. Effects on the habitat of Tara Iti / Fairy Tern and their food sources (including wetlands, watercourses and the coastal marine area), including disturbance by people and dogs.
18. Ecologically appropriate fish passage.

EESPZ-Table 1: Minimum yards

Sub-Zone	Front Yard	Side Yard	Rear Yard	From Coastal Marine Area	From a Stream, Wetland or Sub-Zone 8
1					
3A-C	2m*	1m*	6m	30m	10m
3D	5m	1m	6m	30m	10m from Wetland 1 and the fence line between Wetland 3 as illustrated on the Estuary Estates Structure Plan. 10m otherwise.
7	7.5m	0m	20m where the boundary adjoins a residential zone. 0m where the boundary adjoins any other site in Sub-Zone 7.		

* exceptions as per EESPZ-S2.2 to EESPZ-S2.4

HOSZ — Hospital zone

This zone applies to the Dargaville Hospital and recognises the significance and importance of the facilities at the Dargaville Hospital (Hospital) site as regionally significant within the Northland area. The hospital is a vital part of the community and without it, Kaipara residents would have to make the trip to Whangarei for treatment. Dargaville Hospital is jointly owned by Nga Tai Ora, Public Health Northland (54%) and the Kaipara Community Health Trust (46%). The hospital provides a substantial community health service and has a 12-bed general ward and a four-bed maternity ward with all the supporting services. Specialty medical and surgical services are provided by visiting consultants from Whangarei Hospital. The hospital is located in Awakino Road and has potential for further development.

The zone's purpose is to recognise, provide for and enable the efficient and effective operation and development of these important medical facilities. It also provides for ancillary activities that are associated with the hospital, such as pharmacies, offices and administrative activities and commercial activities. Flexibility for the hospital to develop, upgrade, expand and/or adapt is important. The hospital runs 24-hours a day and has special operational needs. The Hospital zone is tailored to address those needs and to provide for a degree of operational flexibility, while ensuring the community is aware of what is anticipated within the zone.

Subdivision and non-hospital activities that are not compatible with the Hospital zone functions, or which are more appropriately located in other zones, are actively discouraged.

Objectives

HOSZ-O1	Current and future development
The operation of existing activities and development of new activities support Dargaville Hospital to: 1. Continue the existing efficient and effective operation; 2. Expand and develop the hospital; and 3. Provide a wide range of hospital activities and hospital related activities to meet the current and future requirements of Dargaville and from within the region as population and health demands grow.	

HOSZ-O2	Integration
The benefit to the community of the integration of associated commercial, administration and ancillary hospital activities with health care services, which enable patients, staff, consultants, contractors and visitors to efficiently use the hospital site is recognised.	

HOSZ-O3	Regional significance
The importance of the Dargaville Hospital as a regionally significant hospital within the district and the contribution it makes to the economic and social wellbeing of the wider Northland region is recognised.	

HOSZ-O4	Managing adverse effects
The special operational and functional needs of the Dargaville Hospital are considered while ensuring the adverse effects from the provision of hospital activities and hospital related activities do not impact on the surrounding environment.	

Policies

HOSZ-P1	Significance within the community
Recognise the significance of the Dargaville Hospital by enabling a wide range of existing and future hospital activities, hospital related activities and ancillary activities within the Hospital zone.	

HOSZ-P2	Protection of land for hospital activities
Restrict activities not related to hospital activities establishing within the Hospital zone.	

HOSZ-P3	Industrial activities
Avoid industrial activities establishing within the Hospital zone, unless they are research laboratories used for scientific or medical research.	

HOSZ-P4	Adverse effects
Manage adverse effects on the surrounding environment by controlling development on the site at the interface between the Hospital zone and adjoining zones.	

HOSZ-P5	Buildings and structures
Recognise that the efficient operational requirements of Dargaville Hospital may require buildings and structures that are of a larger height and bulk when compared to the surrounding environment.	

HOSZ-P6	Subdivision
Avoid subdivision within the Hospital zone, unless it is for the primary purpose of providing for further hospital facilities.	

Rules

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1, Chapter: General Approach.*

HOSZ-R1	Hospital and hospital related activities
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HOSZ-R2	Construction, alteration or addition or buildings or structures
1. **Activity status:** Permitted **Where:** The building or structure complies with: a. HOSZ-S1 Building or Structure Height; b. HOSZ-S2 Side and back boundary setback; c. HOSZ-S3 Road boundary setback; d. HOSZ-S4 Building coverage; e. HOSZ-S5 Permeability and impervious surface; f. HOSZ-S6 Landscaping; and g. HOSZ-S7 Outdoor Storage.	2. **Activity status when compliance not achieved:** Refer to relevant standard 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.

HOSZ-R3	Demolition or removal of an existing building
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

HOSZ-R4	Supported residential care activities
1. **Activity status:** Restricted Discretionary **Where:** a. The activity is an ancillary activity to the hospital. 2. **Matters over which discretion is restricted:** a. Effects of traffic and parking; b. Hours of operation; and c. Noise.	3. **Activity status when compliance not achieved:** Discretionary

HOSZ-R5	Other activities not listed
1. **Activity status:** Discretionary Any other activity that is not listed as Permitted, Restricted Discretionary or Discretionary.	2. **Activity status when compliance not achieved:** Not Applicable

HOSZ-R6	Subdivision of land within Hospital zone
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

HOSZ-S1	Building or structure height
1. The height of any building or structure when measured from the ground level shall not exceed 16m.	2. **Activity status when compliance not achieved:** Restricted Discretionary

HOSZ-S2	Side and back boundary setback
1. All buildings and structures are set back at least 15m from side and back boundaries.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effect on character; b. Effects on amenity of other sites including shading and dominance; c. Design of buildings; and d. Site layout.

HOSZ-S3	Road boundary setback
1. All buildings and structures are set back at least 10m from road boundary.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effect on character; b. Effects on amenity of other sites including shading and dominance; c. Design of buildings; and d. Site layout.

HOSZ-S4	Building coverage
1. Total building coverage is no more than 40% of the net site area.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effect on character; b. Effects on amenity of other sites including shading and dominance; c. Design; d. Site layout; e. Management of stormwater; and f. Operational needs.

HOSZ-S5	Permeability and impervious surface
1. At least 35% of the site is to be planted in grass, vegetation or landscaped with permeable material. 2. The maximum percentage of the net site area covered by buildings and impervious surfaces shall be 65%.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Consideration of stormwater management; b. Amenity and character of the surrounding area; and c. Screening, planting and landscaping of the site.

HOSZ-S6	Landscaping
1. Side and back boundaries that adjoin any Residential zone must: a. Be fenced with a solid fence or wall of a minimum height or 1.8m; or b. Be landscaped with plants or trees of a minimum height of 2m; or c. Be screened with a combination of a and b above.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area and streetscape; and b. Screening, planting and landscaping of the site.

HOSZ-S7	Outdoor storage
1. Any outdoor storage areas must be fully screened by a solid fence or wall of a minimum height of 1.8m to ensure that it is not visible from adjoining sites and roads.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Amenity and character of the surrounding area and streetscape; and b. Size and type of items being stored outdoors.

This section has rules that have legal effect.

MPZ — Māori purpose zone

Overview

The Māori purpose zone comprises Māori land in Kaipara District. The Māori purpose zone seeks to recognise and provide for the relationship of Māori with their ancestral land, by enabling Māori purpose activities, which includes marae, papakāinga housing, and kohanga reo, along with land-based primary production, residential activities, small-scale commercial activities and rural industry.

Treaty Settlement Land held in general title is identified on the Planning Maps with the Treaty Settlement Overlay and referred to in provisions of the underlying zone chapters.

The Māori purpose zone gives effect to responsibilities under section 6(e) of the RMA to recognise and provide for the relationship of Māori with their ancestral land, while also recognising and providing for other matters of national importance under section 6 (such as those managed by the Natural Environment Values chapters in Part 2 of this Plan).

Objectives

MPZ-O1	Relationship of Tangata Whenua/Mana Whenua to Māori land
Tangata Whenua/Mana Whenua are enabled to occupy, develop and use Māori Land and Treaty Settlement land for Māori purpose activities whilst also exercising their role as kaitiaki.	

MPZ-O2	Enable a range of activities
The Māori purpose zone enables a range of social, cultural and economic development opportunities that support the use, development and ongoing relationship of Māori with their ancestral land.	

Policies

MPZ-P1	Enable a range of activities
Enable a range of activities, including Māori purpose activities, land-based primary production, residential activities, small-scale commercial activities and rural industry, while ensuring that land use and development: 1. Is consistent with mātauranga Māori, tikanga Māori and kaitiakitanga and consistent with whānau, hapū or iwi development plans; 2. Can be serviced by adequate onsite infrastructure or reticulated infrastructure where available; 3. Is at a scale and intensity that is appropriate for the physical characteristics of the land and the locality; and 4. Avoids, remedies or mitigates adverse effects on the environment.	

MPZ-P2	Provide for use and development of Māori land within coastal and natural environment overlays
Enable the use and development of land within the Māori purpose zone that is in a Coastal Environment, Outstanding Natural Character Area, High Natural Character Area, Outstanding Natural Landscape or Outstanding Natural Feature overlay, by having particular regard to: 1. The role and responsibilities of Tangata Whenua/Mana Whenua as kaitiaki; 2. The need to enable use and development of Māori land in accordance with mātauranga and tikanga Māori to support the social, cultural and economic wellbeing of Tangata Whenua/Mana Whenua;	

3. Alternative approaches to, or locations for, use and development that avoids adverse effects on the characteristics, qualities and values of the relevant overlay;
4. The lack of, or limitations on, alternative locations for Tangata Whenua/Mana Whenua to use and develop their land; and
5. Any adverse effects on the characteristics, qualities and values of the relevant overlay can be avoided, remedied or mitigated.

Rules

Notes:

1. *In addition to the rules in this chapter, resource consent may be required by rules in other chapters in the District Plan. See Part 1 - General Approach Chapter.*
2. *The Māori purpose zone rules do not apply to commercial forestry activities that are regulated under the Resource Management (National Environmental Standards for Commercial Forestry) Regulations 2017 (NES-CF).*

MPZ-R1	Buildings and structures
1. **Activity status:** Permitted **Where:** a. The construction of new buildings and structures or the alteration or additions to existing buildings and structures complies with: i. MPZ-S2 Maximum height; ii. MPZ-S3 Height in relation to boundary; iii. MPZ-S4 Setbacks from boundary; iv. MPZ-S5 Setbacks from a coastal marine area; v. MPZ- S6 Setbacks for reverse sensitivity; and vi. MPZ- S7 Maximum building coverage and impervious surfaces.	2. **Activity status when compliance not achieved:** Refer to relevant standard

MPZ-R2	Māori purpose activity
1. **Activity status:** Permitted **Where:** a. Papakāinga housing does not exceed 10 residential units per site; and b. The activity complies with MPZ-S1 whānau, hapū or iwi development plan.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Impacts on the transport network and the safe design of site entry and exit b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; c. Any adverse effects on cultural values or rural character and any proposed mitigation; and d. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.

MPZ-R3	Residential unit (excluding papakāinga housing and minor residential units)
1. **Activity status:** Permitted	2. **Activity status when compliance not**

The establishment of a new, or alteration, or expansion of an existing residential unit. **Where:** a. The number of residential does not exceed: i. One residential unit per site where site is less than 24 ha; ii. Two residential units per site where the site is at least 24ha and is less than 36ha; or iii. Three dwellings per site where the site is at least 36ha.	**achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Impacts on the transport network and the safe design of site entry and exit b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; c. Any adverse effects on cultural values or rural character and any proposed mitigation; and d. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.

MPZ-R4	**Minor residential unit**
1. Activity status: Permitted The establishment of a new, or alteration to, or addition to an existing minor residential unit. **Where:** a. There is no more than one minor residential unit per site; b. The minor residential unit shares vehicle access with the principal residential unit; c. The separation distance between the minor residential unit and the principal residential unit is no greater than 50m; and d. The minor residential unit has a maximum GFA of 90m^2; excluding decks and any garage or carport.	**2. Activity status when compliance not achieved with MPZ-R4.1.a or MPZ-R4.1.d:** Non-Complying **3. Activity status when compliance not achieved with MPZ-R4.1.b or MPZ-R4.1.c:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Impacts on the transport network and the safe design of site entry and exit; b. Measures to manage adverse effects on the amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and c. Scale, design and location of buildings within the site to mitigate potential reverse sensitivity effects.

MPZ-R5	**Visitor accommodation**
1. Activity status: Permitted The establishment of a new, or alteration or expansion of an existing, visitor accommodation activity. **Where:** a. No more than 10 visitors per night are accommodated per site.	**2. Activity status when compliance not achieved:** Discretionary

MPZ-R6	**Agricultural, pastoral or horticultural activities or forestry activities not regulated by the National Environmental Standards for Commercial Forestry (NES-CF) (excluding intensive indoor primary production)**
1. Activity status: Permitted **Where:** a. The activity does not include any offensive trade.	**2. Activity status when compliance not achieved:** Non-Complying

MPZ-R7	Commercial activity
1. **Activity status:** Permitted **Where:** a. The activity does not include any offensive trade.	2. **Activity status when compliance not achieved:** Non-Complying

MPZ-R8	Rural industry
1. **Activity status:** Permitted **Where:** a. The activity area has a maximum GFA of 500m^2; per site; b. There is no more than one rural industry per site; and c. The activity does not include any offensive trade.	2. **Activity status when compliance not achieved with MPZ-R8.1.a or MPZ-R8-1.b:** Discretionary 3. **Activity status when compliance not achieved with MPZ-R8.1.c:** Non-Complying

MPZ-R9	Conservation activity
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Not Applicable

MPZ-R10	Any activities not provided for as a permitted, restricted discretionary, or non-complying activity
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

MPZ-R11	Quarrying and mining
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

Standards

MPZ-S1	Whānau, hapū or iwi development plan
1. Whānau, hapū or iwi development plan is provided that includes the following details: a. A site or master plan showing location, size, height of all buildings; b. The location and areas of any activities either within buildings or outside of buildings; c. The location of access, including internal accessways; d. The provision of onsite infrastructure and servicing ; e. Any guiding mātauranga Māori, tikanga Māori that is relevant to the site; and f. The whānau, hapū or iwi vision for the ongoing development of the land.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The justification for why a whānau, hapū or iwi development plan is not being provided; b. The size and shape of the site; c. The siting, design and scale of buildings; d. The ability to provide onsite infrastructure and servicing; e. The adequacy of roading infrastructure to service the development; f. Alternative approaches to or locations for development to manage effects on

	the environment; and g. Land use incompatibility and reverse sensitivity effects.

MPZ-S2	Height - buildings and structures
1. The height of buildings and structures must not exceed 10m above ground level, except for: a. Frost fans where: i. The height of the support structure must not exceed 10.5m above ground level; and ii. Blades must not rotate higher than 13.5.m above ground level. b. Crop protection structures where the height must not exceed 15m above ground level. 2. **This standard does not apply to:** a. Flag poles provided that they do not exceed the height limit by more than 1m; b. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and c. Architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Effect on the character of the Māori purpose zone and surrounding rural character, including the intensity and scale of the built form; b. Effects on amenity values of other sites including shading, dominance, privacy and access to sunlight/daylight; and c. Landscaping to mitigate impacts on visual amenity values.

MPZ-S3	Height in relation to boundary
1. The building does not exceed 45 degree recession plane measured from 2.5m above existing ground level at the internal boundaries of the site. 2. **This standard does not apply to:** a. Site boundaries that adjoin a legally established entrance strip, private way, access lot, or access way serving a rear site. b. Solar panels and water heating plants; c. Chimneys, poles, masts, and roof plants where each of these structures does not exceed 1m in length parallel to the boundary.	3. **Activity status where compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Loss of privacy to adjoining sites, including potential loss in relation to vacant site; and b. Shading and loss of solar access to adjoining sites, including buildings and outdoor areas.

MPZ-S4	Setbacks from boundary
1. All buildings and structures must be setback at least 10m from every site boundary, except: a. On any site with a net site area of less than 5,000m^2, this setback shall be 3m from any site boundary. 2. **This standard does not apply to:** a. Fences or walls no more than 2m in height above ground level; b. Swimming pools and uncovered decks	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Effect on the character of the Māori purpose zone and surrounding rural character, including the intensity and scale of the built form; b. Effects on amenity values of other sites including shading, dominance, privacy

less than 1m in height above ground level; c. Letterboxes, clotheslines and outdoor furniture; d. Underground wastewater infrastructure; and e. Water tanks less than 2.7m in height above ground level.	and access to sunlight/daylight; and c. Landscaping to mitigate impacts on visual amenity values.

MPZ-S5	Setbacks from a coastal marine area
1. Buildings, accessory buildings and structures must be setback at least: a. Buildings, accessory buildings and structures must be setback 25m from the edge of a coastal marine area. **2.** The setbacks in MPZ-S5 do not apply to: a. Buildings and structures that are permitted under the Natural Character chapter; b. Where there is a legally formed and maintained road; c. Fences; d. Infrastructure provided by a network utility operator; and e. Structures associated with vehicle or pedestrian access.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character, landscape, ecological, public access and cultural values of the waterbody; b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the coastal margins; c. screening, planting and landscaping on the site; and d. Natural hazard risks.

MPZ-S6	Setbacks for reverse sensitivity
1. All buildings used for sensitive activities are set back at least 300m from the edge of any buildings housing animals associated with an intensive indoor primary production activity located on a site under separate ownership; and **2.** All buildings used for sensitive activities are set back 500m from the site boundary of any existing mining activities or quarrying activities.	**3. Activity status when compliance not achieved:** Discretionary

MPZ-S7	Maximum building coverage and impermeable surfaces
1. Maximum building coverage must be no more than 10% of the net site area or 1,000m^2, whichever is lesser. **2.** Maximum impervious surface must be no more than 20% of the net site area, or 2,000m^2, whichever is lesser.	**3. Activity status where compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The character and amenity of the surrounding area; b. Any landscaping, planting and screening to mitigate any adverse effects; c. The effectiveness of the proposed method for controlling stormwater on site; d. 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; e. Whether low impact design methods and use of green spaces can be used; and f. Natural hazard mitigation and site constraints.

MHSPZ — Mangawhai Hills special purpose zone

Overview

The Mangawhai Hills special purpose zone (MHSPZ) provides a unique opportunity for high quality residential development in a sustainable environment and a natural landscape, framed by indigenous vegetation, wetlands and water systems. The Special purpose zone contributes to the enhancement of ecological and landscape values in Mangawhai.

The Mangawhai Hills special purpose zone creates a transition from residential development to the rural edge of Mangawhai and enhances community benefits and recreational opportunities through the provision of community facilities, access to public open space, nature trails and shared amenities and network connectivity, benefiting Mangawhai and the wider Kaipara District. The Special purpose zone strengthens multi-modal transportation, ecological and hydrological connections.

The extent and form of topography strongly influences street alignments, housing typologies and the types of open spaces. The built form enabled within the Special purpose zone requires sensitive design to enable a sympathetic transition between the site and the existing built and natural environment in Mangawhai.

The Mangawhai Hills Structure Plan has been prepared to illustrate intended spatial outcomes and to reflect the comprehensive design statement analysis for the Mangawhai Hills Special Purpose Zone. This informs the spatial pattern of land use and subdivision within the Special purpose zone.

Other relevant District Plan provisions
The provisions of the Mangawhai Hills special purpose zone apply in addition to the rules contained in Part 2: District-Wide Matters chapters. Where an activity is subject to a Special purpose zone rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct takes precedence over the activity status in the zone or district-wide matter rules, whether that activity status is more or less restrictive.

This chapter also includes specific Rules and Standards to Mangawhai Hills special purpose zone as follows:
- MHSPZ-TRAN (Transport)
- MHSPZ-NH (Natural Hazards)
- MHSPZ-SUB (Subdivision)
- MHSPZ-EW (Earthworks)

Objectives

MHSPZ-O1	Mangawhai Hills special purpose zone
Sustainable residential living opportunities are provided for in the Mangawhai Hills special purpose zone while ecological, landscape, amenity, servicing and transportation effects are avoided, remedied or mitigated.	

MHSPZ-O2	Amenity
Subdivision and development are comprehensively designed and promote high quality urban design and open space networks that respond positively to the local context and outcomes anticipated with a large lot residential housing density.	

MHSPZ-O3	Transportation and connectivity
Provide a connected, legible and safe multi-modal transport network.	

MHSPZ-O4	Indigenous biodiversity
Identify, protect and promote the restoration and enhancement of indigenous biodiversity within the Mangawhai Hills special purpose zone.	

MHSPZ-O5	Freshwater management
Subdivision and development are undertaken in a manner that adopts an integrated approach to the effects of land use and development on freshwater values.	

MHSPZ-O6	Non-residential activities
Non-residential activities are compatible with the character and amenity of the Mangawhai Hills special purpose zone, and do not have any significant adverse effects on the role and function of commercial zones in Mangawhai.	

Policies

MHSPZ-P1	Built development
To provide for and enable comprehensively designed built development which: 1. Identifies building platforms that respond to site topography and environmental characteristics. 2. For residential development, achieve a large lot residential density and pattern of development. 3. Considers mana whenua values. 4. Maintains a sense of spaciousness between built form. 5. Maintains the dominance of the natural environment (such as landscape values, natural wetlands, intermittent and permanent streams, and indigenous vegetation) over the built environment. 6. Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring. 7. Provides a scale and form of built development that achieves an appropriate standard of residential amenity and design. 8. Relates to neighbouring properties by employing setbacks, sensitive building orientation and design, and landscaping to mitigate dominance and privacy impacts.	

MHSPZ-P2	Transportation and connectivity
Require subdivision and development to achieve a connected, legible and safe multi-modal transport network by: 1. Implementing the primary and secondary road network consistent with the Mangawhai Hills Structure Plan. 2. Providing attractive, safe and efficient vehicle access, parking and manoeuvring. 3. Maximising walking and cycling networks along streets, waterways, natural wetlands and open spaces. 4. Coordinating required transport infrastructure upgrades of the surrounding road network, to minimise potential adverse safety and efficiency effects.	

MHSPZ-P3	Ecological values
Protect, and promote the restoration and enhancement of the values of natural wetland features, intermittent and permanent streams, and indigenous vegetation identified within the site when undertaking subdivision and development, with particular regard to: 1. Maintaining and enhancing the interconnected network between the ecological features. 2. Riparian restoration and extension of ecological linkages. 3. Methods of enhancement and permanent protection of the indigenous terrestrial and freshwater biodiversity values of the Special purpose zone. 4. Appropriate building setbacks. 5. Management of earthworks and vegetation clearance. 6. Management and treatment of stormwater and wastewater.	

MHSPZ-P4	Open space
Require subdivision within the Mangawhai Hills special purpose zone to provide for the recreational needs of residents by: 1. Establishing active open spaces which are prominent, and of a quality and size in proportion to the anticipated density. 2. Establishing a strong network of lineal open spaces, connected by pedestrian and cycle linkages. 3. Creating a range of active and passive recreational activities within the network of lineal open spaces, while	

also enhancing the local ecology, landscape and amenity.

MHSPZ-P5	Sustainable infrastructure
To ensure that infrastructure is sustainable and appropriately managed by requiring subdivision and development to: 1. Provide co-ordinated and integrated infrastructure which is compatible with the existing infrastructure and capacities. 2. Incorporate water sensitive design techniques. 3. Utilise best practice methods to manage three waters servicing. 4. Provide for onsite wastewater treatment and disposal where a site is not able to practically connect to a public or private wastewater network.	

MHSPZ-P6	Subdivision
The Mangawhai Hills special purpose zone provides for high quality subdivision that implements the Mangawhai Hills Structure Plan where: 1. The subdivision and development identifies, protects and promotes the restoration and enhancement of the full extent of natural wetland features, intermittent and permanent streams, and indigenous vegetation and related buffer areas. 2. Inappropriate new development in the moderate to high-risk instability area, 10- and 100-year flood hazard areas, coastal hazard areas including providing for climate change, is avoided. 3. There is sufficient provision of sustainable infrastructure to accommodate the subdivision and development. 4. Building platforms are designed and orientated to be well integrated, respond to topography, solar orientation, and prevailing winds. 5. Lots are generally shaped, sized and orientated to achieve positive sunlight access, onsite amenity, privacy and outlook. 6. Public roads and open space networks are well connected, legible and safe.	

MHSPZ-P7	Commercial activities, community facilities and educational facilities
To provide for commercial activities, community facilities and educational facilities within the Mangawhai Hills special purpose zone where the: 1. Commercial activity, community facilities and educational facilities are located to maintain the amenity of adjoining residential activities. 2. Scale and size of commercial activities, and community facilities is restricted within Community Hub Areas A and B to maintain the vitality and vibrancy of the existing commercial zones within Mangawhai. 3. Educational facilities and associated accessory activities are clustered in Community Hub Area C and are of a character and scale that provides a high standard of amenity and safety while enabling the efficient use of the site.	

MHSPZ-P8	Landscape protection area
To require the form and pattern of built development within the Landscape Protection Area is integrated and recessed into the landscape by: 1. Limiting the location and extent of built development. 2. Requiring the establishment and protection of planting to visually mitigate development into the wider landscape.	

Rules

MHSPZ-R1	Buildings, accessory buildings and structures
1. **Activity status:** Permitted **Where:** a. The construction, alteration, addition, or demolition of any building, accessory building, or structure that complies with:	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard.

i. MHSPZ-S1 Building coverage. ii. MHSPZ-S2 Height. iii. MHSPZ-S3 Height in relation to boundary. iv. MHSPZ-S4 Setback from any site boundary other than a road boundary. v. MHSPZ-S5 Setback from road boundaries. vi. MHSPZ-S6 Fencing and Landscaping. vii. MHSPZ-S7 Setback from natural features. viii. MHSPZ-S8 Exterior finish. ix. MHSPZ-S9 Minimum Floor Level.	

MHSPZ-R2	**Residential unit**
1. **Activity status:** Permitted **Where:** a. Each residential unit has a minimum net site area of 1,000m^2 per residential unit, where the site is connected to a public or private reticulated wastewater network. b. Each residential unit has a minimum net site area of 3,000m^2 where the site is not connected to a public or private reticulated wastewater network. c. A maximum of one residential unit is constructed per site. d. The residential unit(s) is/are located outside of Community Hub Areas A and B on the Mangawhai Hills Structure Plan.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Residential character and amenity. b. Sufficient sunlight access to outdoor living spaces. c. Building mass, orientation and passive surveillance of the road/street. d. Bulk and scale effects. e. Effects on any natural features with respect to natural wetlands, intermittent and permanent streams, and indigenous vegetation. f. The extent to which the activity is consistent with the Mangawhai Hills Structure Plan. g. The ability to accommodate incidental activities anticipated within the Mangawhai Hills special purpose zone such as access, parking, manoeuvring, waste collection and landscaping. h. The function and role of Community Hub areas A and B. i. The matters of discretion of any infringed standard.

MHSPZ-R3	**Home business**
1. **Activity status:** Permitted **Where:** a. The home business occupies a maximum of 40m^2 gross floor area. b. No more than two persons who are not permanent residents of the site are employed on the site at any one time. c. The home business takes place entirely within a building and no goods, materials, or equipment are stored outside a building. d. Unloading or loading of vehicles or the receiving of customers or deliveries only occurs between 0730 and 1900 on any	2. **Activity status when compliance with MHSPZ-R3.1.a. not achieved:** Discretionary 3. **Activity status when compliance with MHSPZ-R3.1.b. to MHSPZ-R3.1.e. inclusive not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Residential character and amenity. b. Design and layout. c. Effects on the role and function of Commercial zones and Community Hubs. d. Transport safety and efficiency. e. Scale of activity and hours of operation.

day. e. The home business is located outside of any Community Hub Areas A and B identified on the Mangawhai Hills Structure Plan.	

MHSPZ-R4	Visitor accommodation
1. **Activity status:** Permitted **Where:** a. It provides for no more than 6 guests. b. The Visitor Accommodation is located outside of any Community Hub Areas A and B identified on the Mangawhai Hills Structure Plan.	2. **Activity status when compliance not achieved:** Discretionary

MHSPZ-R5	Commercial activities
1. **Activity status:** Restricted Discretionary **Where:** a. The activity is located within Community Hub Areas A — B shown on the Mangawhai Hills Structure Plan. b. The activity operates within a building with a maximum GFA of 250m^2 or within a maximum site area of 500m^2. c. The cumulative total of commercial activities and community facilities within each hub does not exceed 1000m^2 net floor area.	2. **Activity status when compliance not achieved:** Discretionary 3. **Matters over which discretion is restricted:** a. Character and amenity. b. Design and layout. c. Effects on the role and function of Commercial zones and Community Hubs. d. Scale of activity and hours of operation.

MHSPZ-R6	Indigenous vegetation clearance
1. **Activity status:** Permitted **Where:** a. The indigenous vegetation is not located within any of the Existing Native Vegetation areas identified on the Mangawhai Hills Structure Plan; or b. The indigenous vegetation is not part of a continuous area of predominantly indigenous vegetation greater than 3m in height and greater than 50m^2 in area; or c. Indigenous vegetation is cleared for the following purposes: i. The removal is of trees that are a danger to human life or existing structures (including network utilities). ii. The removal is for the formation and maintenance of walking tracks less than 2 metres wide, outside of the native vegetation area, stream, or riparian restoration areas, identified on the Mangawhai Hills Structure Plan. iii. The clearance is for maintenance of existing fence lines or for a new	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effects on the locality, particularly the character and amenity values of adjoining sites/land uses. b. Effects on ecological values. c. Effects on landscape and heritage values. d. Effects on any natural features with respect to natural wetlands, intermittent and permanent streams, and indigenous vegetation. e. The extent to which the activity is consistent with the purpose, character and amenity values of the Mangawhai Hills special purpose zone. f. The extent to which the activity is consistent with g. the Mangawhai Hills Structure Plan. h. The matters of discretion of any infringed standard. i. Effects on cultural values.

fence where the purpose of the new fence is to exclude stock and/or pests from an area which is to be protected for ecological or soil conservation purposes, provided that the clearance does not exceed a width of 3.5m either side of the fence line; wide using manual methods that do not require the removal of any indigenous tree over 300mm girth. iv. It is part of the operation and maintenance of network utilities. v. The removal is for the construction of a fire break by a fire authority vi. It is in accordance with the terms of a Queen Elizabeth II National Trust or other covenant, or the removal is limited to naturally dead, or wind thrown trees.	

MHSPZ-R7	**Outdoor recreational activities and primary production activities**
1. Activity Status: Permitted	

MHSPZ-R8	**Educational facilities**
1. Activity status: Restricted Discretionary **Where:** a. The activity is located within Community Hub Area C shown on the Mangawhai Hills Structure Plan. b. The cumulative total of educational facilities within Community Hub Area C shown on the Mangawhai Hills Structure Plan does not exceed 5000m^2 net floor area.	**2. Activity status when compliance not achieved:** Discretionary **3. Matters over which discretion is restricted:** a. Character and amenity. b. Design and layout. c. Effects on the role and function of Community Hubs. d. Transport safety and efficiency. e. Scale of activity and hours of operation. f. Infrastructure servicing. g. Whether, and the extent to which, an adequate supply of water can be provided. h. Whether, and the extent to which, the water supply meets the requirements of the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer. i. Sufficient firefighting water supply is available. j. The matters of discretion of any infringed standard. k. Connectivity and access to active open space and recreation facilities.

MHSPZ-R9	**Any activity not otherwise provided for**
1. Activity status: Discretionary	

Transport rules within the Mangawhai Hills special purpose zone

NOTE: *The rules below for Transport in the Mangawhai Hills special purpose zone apply in addition to the rules in the District-Wide Matters, Transport chapter unless otherwise noted.*

MHSPZ-TRAN-R1	Roads in the Mangawhai Hills special purpose zone

Note: *This rule overrides TRAN-R2.*

1. **Activity status:** Permitted **Where:** a. Road Networks shall be designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011, except as they relate to the following: i. The legal and construction widths as detailed in Table 5.1 of the Kaipara District Council Engineering Standards 2011 do not apply. Legal and construction widths shall meet MHSPZ-TRAN-Table 1. ii. On-street car parking detailed in 5.2.10.d of the Kaipara District Council Engineering Standards 2011. iii. On-street parking shall be provided at a rate of 1 per 4 residential units. **Note:** *Where private accesses are created, on-street carparking may be substituted for parking areas along the private access, provided that the access width is sufficient to accommodate a parked vehicle and general vehicle movement.*	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Effect on sight distances or road safety. b. Design and carrying capacity. c. Adverse effects arising from construction, including amenity, vibration and noise. d. Traffic management while the works are being undertaken. e. Adverse operational effects, particularly on sensitive activities, including effects of vibration, noise, glare and vehicle emissions. f. Severance and changes to drainage patterns. g. The benefits provided by the activity, including safety and efficiency of the transport network. h. Whether the works will involve reductions in the capacity of storm water systems present within the road or road reserve. i. Whether the works comply with all other provisions relating to activities within the Kaipara District Council Engineering Standards 2011. j. Management of sediment and dust, including the staging of works. k. The volume, extent and depth of the earthworks activities. l. The location of the earthworks activities, taking into account any effects on the values, qualities and characteristics of the site.

MHSPZ-TRAN-R2	Pedestrian footpaths and cycleways in the Mangawhai Hills special purpose zone

Note: *This rule overrides TRAN-R2.*

1. **Activity status:** Permitted **Where:** a. Pedestrian footpaths and cycleways networks shall be designed and constructed in accordance with MHSPZ-TRAN-Table 1.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the land transport network. b. Location, design, construction and materials of the footpath and cycleway.

MHSPZ-TRAN-R3	Vehicle crossings in Mangawhai Hills special purpose zone

Note: *This rule overrides TRAN-R4.*

1. **Activity status:** Permitted **Where:**	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:**

a. New vehicle crossings on to roads controlled by the Kaipara District Council shall be designed, constructed and located in accordance with the Kaipara District Council Engineering Standards 2011, except as it relates to 5.2.10.d and 5.2.10.e of those Standards, where it shall comply with the following: i. No vehicle crossing shall be situated within 10m of any road intersection (as measured from the meeting point of the main kerb alignments). ii. The minimum spacing between vehicle crossings on the same side of any road shall be 2m. iii. No more than one vehicle crossing is provided to each lot, except where a vehicle crossing is a double width crossing and serves more than one site, in which case the vehicle crossing width shall be a maximum of 7m. iv. Formed with a sealed all-weather surface. v. Shall include internal manoeuvring area sufficient that vehicles using the driveway do not need to reverse onto a road or shared driveway where the access is located within 10m of an intersection road boundary. vi. Shall serve no more than four parking spaces, should vehicles be required to reverse from a site. vii. Shall serve no more than 30 residential units.	a. Adverse effects on the safe, efficient and effective operation of the land transport network. b. The ability to provide for emergency vehicle access. c. The extent and effect of any non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s). d. Traffic generation by the activities to be served by the access. e. Location, design, construction and materials of the vehicle access. f. Safety for all users of the access and/or intersecting road including but not limited to vehicle occupants or riders and pedestrians. g. Mitigation to address safety and/or efficiency, including access clearance requirements for emergency services. h. The extent to which the safety and efficiency of road operations will be adversely affected. i. The outcome of any consultation with the road controlling authority. j. Any characteristics of the proposed use or site that will make compliance unnecessary.

MHSPZ-TRAN-R3A	**Vehicle access and driveways in Mangawhai Hills special purpose zone**
Note: *This rule overrides TRAN-R4.*	
1. **Activity status:** Permitted **Where:** a. Each site shall be provided with and maintain a driveway to the following Standard: i. Formed with a sealed all-weather surface. Shall provide accessway or driveways with minimum widths in accordance with MHSPZ-TRAN-Table 1. ii. Shall include internal manoeuvring area sufficient that vehicles using the driveway do not need to reverse onto a road or shared where the access is located within 10m of an intersection road boundary or where the access is off a Primary Road.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Adverse effects on the safe, efficient and effective operation of the land transport network. b. The ability to provide for emergency vehicle access. c. The extent and effect of any non-compliance with any relevant rule or standard and any relevant matters of discretion in the infringed rule(s) or standard(s). d. Traffic generation by the activities to be served by the access. e. Location, design, construction and materials of the vehicle access. f. Safety for all users of the access and/or intersecting road including but not limited

iii. Shall serve no more than four parking spaces, should vehicles be required to reverse from a site. iv. Shall serve no more than 30 household equivalents. v. For an accessway or driveway servicing up to 6 residential units the minimum width shall be 3.0m and maximum length shall be 50m. vi. For an accessway or driveway servicing up to 30 residential units the minimum width shall be 5.5m. vii. Shall include internal manoeuvring area sufficient that vehicles using the driveway do not need to reverse onto a road or shared driveway where the access is located within 10m of an intersection road boundary. viii. Shall serve no more than four parking spaces, should vehicles be required to reverse from a site. **Note**: *Accesses serving more than 30 household equivalents shall be treated as road under MHSPZ-TRAN-R2 and MHSPZ-TRAN-R1.*	to vehicle occupants or riders and pedestrians.

Natural hazards rules within the Mangawhai Hills special purpose zone

NOTE: The rule below for Natural Hazards in the Mangawhai Hills special purpose zone applies in addition to the rules in the District-Wide Matters, Natural Hazards chapter unless otherwise noted.

MHSPZ-NH-R1	**Buildings, accessory buildings and structures in the Mangawhai Hills special purpose zone**
1. **Activity status:** Permitted **Where:** a. The building, accessory building, or structure is located outside of: i. The flood extent as mapped within the 1% annual exceedance probability event detailed in Flood map in Figure 1; and ii. The moderate to high risk instability area shown on the Mangawhai Hills Structure Plan.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The matters of discretion of any infringed standard. b. The extent to which the buildings and structures within the flood hazard area will mitigate effects arising from loss of flood storage and the increase in peak flows. c. The extent to which the buildings and structures ensure that floodwaters in a 1% annual exceedance probability event are not diverted or displaced onto any other site. d. Whether the building or structure will initiate or exacerbate natural hazards or result in building areas being subject to natural hazards. e. The matters of discretion of any infringed standard.

Subdivision rules within the Mangawhai Hills special purpose zone

NOTE: The rule below for Subdivision in the Mangawhai Hills special purpose zone applies in addition to the rules in

the District-Wide Matters, Subdivision chapter unless otherwise noted.

MHSPZ-SUB-R1	Subdivision to create new allotments in the Mangawhai Hills special purpose zone
Note: *This rule overrides SUB-R3.*	
1. **Activity status:** Permitted **Where:** a. All subdivision complies with: i. MHSPZ-SUB-S1 Minimum allotment sizes. ii. MHSPZ-SUB-S2 Building platform(s). iii. MHSPZ-SUB-S3 Water supply. iv. MHSPZ-SUB-S4 Stormwater disposal. v. MHSPZ-SUB-S5 Wastewater disposal. vi. MHSPZ-SUB-S6 Electrical supply. vii. MHSPZ-SUB-S7 Telecommunications. viii. MHSPZ-SUB-S8 Access in Mangawhai Hills special purpose zone. ix. MHSPZ-SUB-S9 Roads. x. MHSPZ-SUB-S10 Pedestrian footpaths and cycleways. xi. MHSPZ-SUB-S11 Active open space. xii. MHSPZ-SUB-S12 Landscaping. xiii. MHSPZ-SUB-S13 Stream and wetland restoration planting areas. xiv. MHSPZ-SUB-S14 Ecological features. xv. MHSPZ-SUB-S15 Instability areas. xvi. SUB-S8 Esplanade reserves.	2. **Activity status when compliance not achieved:** Activity status as included in Standard. 3. **Matters over which discretion is restricted:** a. Subdivision layout, design, shape and range of allotment sizes, including the layout of roads and the number of rear allotments proposed. b. Streetscape and landscaping proposed. c. Provision of a landscape buffer strip along the Tara Road, Old Waipu Road and Cove Road frontage. d. The extent to which the proposal is generally in accordance with the Mangawhai Hills Structure Plan. e. Measures and mechanisms for ownership and maintenance to protect, restore and enhance all indigenous terrestrial and freshwater biodiversity values. f. Within the Landscape Protection Area, integration with the identified characteristics and qualities of the area. g. Staged subdivision establishes and coordinates with necessary infrastructure upgrades. h. Effects on cultural and heritage values (as defined in Heritage chapter), including any consultation undertaken with Tangata Whenua as appropriate. i. The extent to which a lineal open space network is provided in general accordance with the Mangawhai Hills Structure Plan. j. Provision of pedestrian and cycle connectivity within lineal open space and existing native vegetation.

Earthworks rules within the Mangawhai Hills special purpose zone

NOTE: The rule below for Earthworks in the Mangawhai Hills special purpose zone applies in addition to the rules in the General District-Wide Matters, Earthworks chapter unless otherwise noted.

MHSPZ-EW-R1	Excavation and Fill in the Mangawhai Hills special purpose zone
1. **Activity status:** Permitted **Where:** a. The excavation and fill comply with the Standards within the Earthworks chapter regarding Excavation and Fill. OR b. The excavation and fill are associated with: i. The repair and maintenance of fences, utility connections, driveways, parking areas, effluent	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Volume, extent and depth of earthworks. b. Effects on amenity and character and landscape values. c. Dust, erosion and sediment control, land instability. d. Effects on the margins of water bodies. e. Effects on the land transport network, particularly heavy vehicles and traffic generated as a result of the earthworks

disposal systems, swimming pools, or farm and forestry tracks. ii. Garden amenities, gardening or the planting of any vegetation. iii. The formation and maintenance of walking or cycling tracks less than 2m wide outside of the native vegetation area, stream, or riparian restoration areas, identified on the Mangawhai Hills Structure Plan. **Note 1:** *An archaeological Authority is required from Heritage New Zealand Pouhere Taonga prior to undertaking earthworks.* **Note 2:** *Earthworks are also subject to the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.* **Note 3:** *Earthworks shall follow good management practice equivalent to those set out in the guideline document, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).*	activity. f. Changes to the natural water flows and existing drainage paths are mitigated. g. Adjoining properties and public services are protected. h. Effects on the overall form, integrity and extent of the Landscape Protection Area from land modification. i. Effects on ecological values. j. The extent to which Sediment Management and Stormwater Disposal associated with earthworks follows good management practice equivalent to those set out in the guideline documents, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and Auckland Region Guidance Document GD01. k. The matters of discretion of any infringed standard. l. Effects on cultural values.

Standards

MHSPZ-S1	Building coverage
1. The maximum building and accessory building coverage are the lesser of 30% of the net site area or 500m^2 except where: a. Within the Landscape Projection Area, the maximum building coverage is the lesser of 25% of the net site area or 350m^2; and b. Within the Community Hub Areas A — C, the maximum building coverage is 30% of the net site area. **2.** The maximum percentage of the net site area covered by impervious surfaces shall be 50%. **3.** All stormwater management for the site shall comply with any stormwater management plan approved under MHSPZ-SUB-REQ1 and performance standard MHSPZ-SUB-S4 Stormwater Disposal. **Note:** *For the purposes of MHSPZ-S1 water storage tanks shall not be included in the site coverage calculations.*	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. The bulk and scale of the buildings, structures, and impervious surfaces. c. Water sensitive design and outfalls that mitigate concentrated flows. d. Provision of stormwater quality treatment to protect the environment from contaminants generated from the activity including appropriate stormwater quality monitoring associated with the design and construction stages as well as the consent holder's maintenance obligations. e. The massing and dominance of buildings within the Landscape Protection Area.

MHSPZ-S2	Height
1. The maximum height of buildings, accessory buildings, and structures is 8m measured from the natural ground level immediately below that part of the building, accessory building or structure except where within the Landscape	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Amenity and character of the surrounding

Protection Areas. **2.** Within the Landscape Protection Area as shown on the Mangawhai Hills Structure Plan: a. The highest point of any buildings, accessory buildings, and structures shall be the lesser of 8m measured from natural ground level immediately below that part of the building, or 5m above natural ground level of the 'Northern Ridgeline' as shown on the Mangawhai Hills Structure Plan. **This standard does not apply to:** a. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation. b. Architectural features (e.g., finials, spires) that do not exceed 1m in height. c. Solar and water heating components provided these do not exceed the height by more than 0.5m.	area. b. Any adverse shading, privacy, or visual dominance effects on adjacent sites. c. Visual intrusion of the building from beyond the site and the effect on skylines and ridgelines.

MHSPZ-S3	**Height in relation to boundary**
1. Buildings, accessory buildings, and structures adjoining another site shall be contained within a building envelope defined by a 45 degree recession plane measured from 2.5m above existing ground level at the internal boundaries of the site, except: a. The following intrusions are permitted: i. Gutters and eaves by up to 600mm measured vertically; ii. Solar panels; and iii. Chimneys, poles, masts, and roof plant where each of these structures does not exceed 1m in length parallel to the boundary. **Note:** *Where the boundary adjoins a vehicle accessway to a rear site that is less than 6m in width or is secured via a legal mechanism and shared between more than one site, the recession plane shall be taken from the far side of the accessway.*	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. Any adverse shading, privacy, or visual dominance effects on adjacent sites.

MHSPZ-S4	**Setbacks from any site boundary other than a road boundary**
1. Buildings, accessory buildings, and structures except within the Landscape Protection Area shall be setback a minimum of 3m from any boundary other than a road boundary, except: a. No setback is required for fences adjacent to boundaries. b. No setback is required for uncovered decks or swimming pools that are less than 0.5m in height above ground level. **2.** Within the Landscape Protection Area, Buildings, accessory buildings, and structures shall be setback a minimum of 5m from any boundary other than a road boundary, except:	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. Screening, planting and landscaping of the site. c. Privacy and visual dominance of adjacent sites.

a. No setback is required for fences adjacent to boundaries. b. No setback is required for uncovered decks or swimming pools that are less than 0.5m in height above ground level.	

MHSPZ-S5	Setback from road boundaries
1. Buildings, accessory buildings, and structures shall be setback a minimum of 5m from road boundaries, except where: a. A garage door faces the road boundary, the minimum setback shall be 5.5m. b. Fences or walls no more than 2m in height. c. Swimming pools and uncovered decks less than 1m in height above ground level. d. Letterboxes, clotheslines and outdoor furniture. e. Water tanks less than 2.7m in height above ground level. **2.** Car parking spaces shall be setback a minimum of 5m from the road boundary.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. The safety and efficiency of the land transport network and private access-ways. c. Screening, planting and landscaping of the site.

MHSPZ-S6	Fencing and landscaping
1. The maximum height of any fence shall be no more than 1.2m in height with 50% visual permeability, except any fence screening a service area. **2.** The maximum height of any fence screening a service area shall be no more than 1.5m in height. **3.** Each residential unit must have a landscaped area of a minimum of 20% of the site that is planted in plants, shrubs or trees, and can include the canopy of trees regardless of the ground treatment below them. **4.** Prior to the construction of buildings within any site that adjoins Cove Road, Old Waipu Road or Tara Road, an area of vegetation planting shall be provided along the entire length (other than access) of the road boundary which is: a. 3m wide; b. Capable of achieving a minimum establishment height of 2m above the ground level of the road boundary; and c. At a density that will achieve canopy closure within 3-5 years. **5.** Prior to the construction of buildings within the Landscape Protection Area, an area of vegetation planting shall be provided along the length of any internal boundary which is: a. 2m wide and a minimum 15m in length; b. Capable of achieving a minimum establishment height of 8m above ground	**6. Activity status when compliance not achieved:** Restricted Discretionary **7. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. Screening, planting and landscaping of the site. c. The extent to which the fencing and landscaping visually connects the private front yards to the street. d. The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places. e. The extent to which shading and visual dominance effects to immediate neighbours and the street are minimised. f. Health and safety effects.

level; and c. At a density that will achieve canopy closure within 3-5 years. **Note:** *For the purposes of MHSPZ-S6.5 internal boundary means any allotment boundary that is shared with another residential allotment.*	

MHSPZ-S7	Setbacks from natural features
1. Buildings, accessory buildings and structures must be setback: a. 5m from the edge of any stream riparian restoration area, wetland restoration area, and indigenous vegetation area identified within the Mangawhai Hills Structure Plan. b. 5m from the edge of any existing indigenous vegetation area. **2.** The setbacks above do not apply to: a. Ephemeral streams. b. Where there is a legally formed and maintained road between the site boundary and the coastal water, lake, or river. c. Fences. d. Infrastructure provided by a network utility operator. e. Structures associated with vehicle, pedestrian or cycle network access. f. Letterboxes, clotheslines and outdoor furniture.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The design and siting of the building or structure with respect to effects on the natural character and amenity of the waterbody. b. The impacts on existing and future esplanade reserves, esplanade strips, and public access to the waterbody margins. c. Screening, planting and landscaping on the site. d. Natural hazard mitigation and site constraints.

MHSPZ-S8	Exterior finish
1. Except within the Landscape Protection Area, all buildings, accessory buildings or structures exteriors shall: a. Not utilize mirror glazing within their exteriors; and b. Include at least 70% of the total painted or galvanised external surface of buildings (excluding windows) with a colour with a reflectance value no greater than 35% and with a roof colour with a reflectance value no greater than 20%. **2.** Within the Landscape Protection Area, all buildings, accessory buildings or structures exteriors shall: a. Not utilize mirror glazing within their exteriors; and b. Be coloured or painted or galvanised (excluding windows) with a colour in the range of browns, greys and black, with a reflectance value no greater than 25% (provided that 2% of each exterior is exempt) and with a roof colour with a reflectance value no greater than 20%.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. Any adverse shading, privacy, or visual dominance effects on adjacent sites. c. Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including the effect on skylines and ridgelines.

MHSPZ-S9	Minimum floor level

1. Where a habitable building is proposed, the habitable building shall have a minimum: a. Floor level of 3.5m above mean sea level (Reference One Tree Point Datum). b. Freeboard level of 500mm above 100-year ARI (climate change adjusted). 2. Where a building contains a commercial activity or is a non-habitable building it shall have a minimum: a. Floor level of 3.3m above sea level (Reference One Tree Point Datum). b. Freeboard level of 300mm above 100-year ARI (climate change adjusted).	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Whether the size, location and design of the proposed building has sufficient height clearance to mitigate the risk of being affected by inundation, and has the structural integrity to withstand inundation. b. Whether the building will perform safely under hazard conditions for the life of the structure.

Information requirements - Mangawhai Hills special purpose zone

MHSPZ-REQ1	Landscape protection area landscape evaluation
1. Any consent application for an activity that infringes MHSPZ-S1.1, MHSPZ-S1.1A, MHSPZ-S2.2A, MHSPZ-S4.2, MHSPZ-S6.5, or MHSPZ-S8.2 shall be supported by a site or property-specific landscape evaluation. The landscape evaluation shall: a. Document how potential adverse effects are to be avoided on the characteristics and qualities of the Landscape Protection Area; b. Clearly identify where the avoidance of adverse effects is not considered practicable and record the nature and scale of those effects; c. Demonstrate how unavoidable adverse effects will be remedied or mitigated; and d. Demonstrate any ways in which the proposal may conserve or heighten the characteristics and qualities of the Landscape Protection Area through a comprehensive approach to landscape analysis and project design.	

Transport standards within Mangawhai Hills special purpose zone

MHSPZ-TRAN-S1	Traffic generation
1. The total traffic generated from each site must not exceed with the following limits. The traffic generated by single residential units, temporary military activities and construction traffic are excluded from the following limits: a. 60 daily one way movements for General rural zone. b. 20 daily one way movements for: i. General residential zone; and ii. Rural lifestyle zone. c. 200 daily one way movements for: i. Commercial zone; ii. Light industrial zone; and iii. Heavy industrial zone. d. 60 daily one way movements for Māori purpose zone; or e. 200 daily one way movements for Community Hub A — C in the Mangawhai Hills special purpose zone. **Note 1:** *MHSPZ-TRAN-Table 1 contains the trip generation for each activity.*	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The trip characteristics associated with the proposed activity. b. The design of features intended to ensure safety for all users of the access site, and/or intersecting roads including but not limited to vehicle occupants, vehicle riders and pedestrians c. Land transport network safety and efficiency, particularly at peak traffic times (of both the activity and road network). d. Mitigation to address adverse effects, such as: e. The effect of traffic on the amenity and character of the surrounding area.

Note 2:
Traffic generation associated with temporary activities is contained in the Temporary Activities chapter.

2. Information Requirement

a. Any application for an activity that infringes MHSPZ-TRAN-S1.1.e above shall be supported by an Integrated Transport Assessment prepared by a suitably qualified engineer, which shall include:
   i. A description of the proposed activity, the purpose and intended use of the ITA, and an outline of any previous discussions with the relevant road controlling authorities.
   ii. A description of location, site layout, existing use and consents (if any), adjacent and surrounding land use.
   iii. A description of the existing access and service arrangements and on-site car parking.
   iv. A description of the surrounding transport network (including hierarchy, traffic volumes, crash analysis, congestion and intersections). A description of passenger transport modes and accessibility, walking and cycling networks.
   v. Consideration of other developments and land use and transport network improvements (including passenger transport, walking and cycling).
   vi. Details on the existing trip generation, modal split, and assignment of trips to the network.
   vii. A description of the proposal (including site layout, operational hours, vehicle access, on site car parking and drop off, and internal vehicle and pedestrian circulation). A description of any construction management matters. A description of what end of journey facilities are proposed.
   viii. A description of the trip generation, modal split, trip assignment to the network, trip distribution and trip type proportions of the proposal. Consideration of future traffic volumes and trip generation.
   ix. If relevant validated and comprehensive transportation forecasts are not available, the assessment should consider expected traffic conditions over a 5-year period and the sensitivity of assessment conclusions to

changes in traffic conditions. x. An assessment of safety, efficiency, environmental, accessibility, integration and economic effects (including sensitivity testing). A specific assessment of the safety and efficiency of the transport network, and consistency with the Mangawhai Hills Structure Plan. xi. Details of any mitigating measures and revised effects, including measures to encourage other modes. Travel planning and travel demand management measures and sensitivity testing mitigations. xii. Review against District Plan objectives, policies and rules. xiii. An assessment of effects and conclusion of effects. Confirmation of the suitability of the location of the proposal. xiv. Proposed conditions (if any) and proposed timing and implementation of necessary road connections and wider road network upgrades. xv. A Safe System Assessment that is appropriate to the scale of the development proposed.	

Subdivision standards within Mangawhai Hills special purpose zone

MHSPZ-SUB-S1	Minimum allotment sizes
1. Proposed allotments have a minimum net site area of 1,000m^2, except where the proposed allotment is an access allotment, utility allotment or road to vest in Council; or **2.** Proposed allotments have a minimum net site area of 3,000m^2, where no connection to reticulated wastewater infrastructure or community wastewater system is available.	**2. Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-S2	Building platform(s)
1. Every proposed allotment (other than an access or unity allotment) shall comply with the following: a. Each allotment has a shape factor, being: i. A circle with a diameter of at least 20m, exclusive of boundary setbacks; and ii. Which contains a minimum 150m^2 building platform area that is suitable to construct a building either in accordance with NZS 3604/2011; or with specific engineering design of foundations. b. All building platforms proposed in	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Earthworks and fill material required for building platforms and access. b. Geotechnical suitability for building. c. The relationship of the building platform and future residential activities with surrounding rural activities to ensure reverse sensitivity effects are avoided or mitigated. d. Avoidance of natural hazards. e. Effects on landscape and amenity.

accordance with MHSPZ-SUB-S2.1.a.ii are: i. Certified by a geotechnical engineer as geotechnically stable and suitable for a building platform. ii. Has vehicular access in accordance with MHSPZ-TRAN-R3 Vehicle Crossings in Mangawhai Hills special purpose zone. iii. Not subject to inundation in a 1% AEP storm or flood event. iv. Able to accommodate a residential unit as a permitted activity in accordance with Rule MHSPZ-R2.	f. Measures to avoid storm or flood events.

MHSPZ-SUB-S3	Water supply
1. Where a Council water supply is available and utilised: a. All allotments are provided, within their net site area, with a connection to the Council water supply. b. All water pipelines vested with Council shall be protected by an Easement in favour of Council. **2.** Where a Council water supply is not available or utilised, water supplies to all new allotments or new land use activity shall meet the requirements in MHSPZ-SUB-Table 1. **3.** Any allotment or residential unit shall be supplied with water for the purpose of firefighting, at least 10,000 litres of water from sources that are: a. Within 90 metres of an identified building platform on each lot or the residential unit; and b. Existing or likely to be available at a time of development of the lot; and c. Accessible and available all year round. **Note:** Sources may be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot.	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Whether, and the extent to which, an adequate supply of water can be provided to every allotment being created on the subdivision. b. Whether, and the extent to which, the water supply meets the requirements of the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer. c. Sufficient firefighting water supply is available.

MHSPZ-SUB-S4	Stormwater disposal
1. All allotments shall be provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surface, in such a way as to mitigate any adverse effects of stormwater runoff on the receiving environment by providing: a. Retention (volume reduction) of a minimum of 5mm runoff depth for all impermeable surfaces. b. Detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post-development runoff	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Whether there is sufficient control of water- borne contaminants, litter and sediment. b. Whether there is sufficient land available for disposal of stormwater. c. Whether and the extent to which the capacity of the downstream stormwater system is able to cater for increased runoff from the proposed allotments. d. Whether and the extent to which

volumes from the 1/3 of the 2 Year Average Recurrence Interval (ARI), 24-hour rainfall event with climate change minus any retention volume provided for all impermeable surfaces. c. Detention of peak post-development to peak pre-development (grassed state) for the 100 Year Average Recurrence Interval (ARI), 24-hour rainfall event with the climate change adjustment. d. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011 and Auckland Region Guidance Document GD05.	measures are necessary in order to give effect to any drainage. e. Whether and the extent to which measures proposed for avoiding or mitigating the effects of stormwater runoff, including water sensitive design principles are effective. f. Whether and the extent to which the stormwater infrastructure within the subdivision, is able to link with existing disposal systems outside the subdivision. g. Whether and the extent to which the development meets the relevant performance standards, the Kaipara District Council Engineering Standards 2011 and the Mangawhai Hills special purpose zone Stormwater Management Plan. h. The extent to which run-off from a developed catchment is discharged back into its natural catchment. i. The applicability of retention to be provided within a 72-hour period. j. The extent to which inert building materials are to be utilised (e.g., inert roof material). k. Whether and the extent to which risks and impacts of natural hazard events, including providing for climate change, are minimised. l. Whether and the extent to which stormwater is managed in accordance with the Auckland Region Guidance Document GD05.

MHSPZ-SUB-S5	**Wastewater disposal**
1. Where a Council reticulated wastewater system is available and utilised: a. The Council reticulated wastewater system can be extended to serve the subdivision; and b. All allotments are provided, within their net site area, with a connection to the Council reticulated wastewater system; and c. Any extension to Council reticulated wastewater system is designed and constructed in accordance with the specific requirements of the Council reticulated wastewater system; and d. All wastewater pipelines vested with Council shall be protected by an Easement in favour of Council. Or **2.** Where a community wastewater system is proposed: a. The system shall be designed in accordance with AS/NZS 1547:2012 Onsite Wastewater Management Standards or in accordance with AS/NZS 1546.3:2008 On-site Domestic	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Whether the capacity, availability and accessibility of the reticulated system is adequate to serve the proposed subdivision. b. Availability of land for wastewater disposal on site. c. Compliance with the provisions of the Kaipara District Council Engineering Standards 2011 where new reticulation is proposed. d. Capacity of existing wastewater treatment and disposal system, to which the outfall will be connected. e. Provision of a reticulated system with a gravity outfall is provided, or where not practical, provision of alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems. f. Where a reticulated system is not available, or a connection is

Wastewater Treatment Units - Aerated wastewater treatment systems; and b. All allotments are provided, within their net site area with a connection to the community wastewater system. Or **3.** Where no Council reticulated wastewater system or community wastewater system is available or utilised, any proposed activity shall be serviced via an onsite system and the system shall be designed in accordance with AS/NZS 1547:2012 Onsite Wastewater Management Standards.	impracticable, provision of a suitable wastewater treatment or other disposal systems. g. Effects on cultural effects. h. Effects on ecological values.

MHSPZ-SUB-S6	Electrical supply
1. Each allotment shall be provided with a connection, or easements to secure connection, to a reticulated electrical supply system at the boundary of the net site area of the allotment.	**2. Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-S7	Telecommunications
1. Each allotment shall be provided with a connection, or the ability to connect to a wireless, above ground, or underground telecommunications system.	**2. Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-S8	Access in Mangawhai Hills special purpose zone
1. Each allotment shall have legal access to a formed road. **2.** Vehicular access shall be designed and constructed in accordance with MHSPZ-TRAN-R3A - Vehicle crossings and driveways in Mangawhai Hills special purpose zone.	**3. Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-S9	Roads
1. Any subdivision shall establish any part of all primary and secondary roads within the Site boundary in accordance with the indicative roads shown on the Mangawhai Hills Structure Plan. **2.** Where a road connection is established to Tara Road, a minimum 1.8m wide footpath shall be constructed along Tara Road extending from the existing footpath at 99 Tara Road to the southernmost road connection from the Mangawhai Hills special purpose zone onto Tara Road.	**3. Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-S10	Pedestrian footpaths and cycleways
1. Pedestrian footpaths and cycleways shall be located in accordance with the indicative 3m shared path and roadside footpaths shown on the Mangawhai Hills Structure Plan.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:**

	a. Whether safe and connected active transport networks will be achieved from the subdivision or development to established footpath and cycling facilities. b. Adverse effects on the safe, efficient and effective operation of the land transport network. c. Whether alternative pedestrian trails and cycleways provide enhanced connectivity and linkages throughout the site and to the surrounding road network.

MHSPZ-SUB-S11	**Active open space**
1. All residential allotments shall be located within 400m of an active open space area. **2.** Any active open space area shall be no less than 300m^2 in area. **3.** All active open spaces shall include flat open spaces suitable for a range of informal recreational activities. **4. This standard does not apply where:** a. A public open space has been legally established within 500 lineal metres of the proposed allotments.	**5. Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-S12	**Landscaping**
1. Any subdivision of a site within the Landscape Protection Area shall establish an area of native vegetation planting within the entire extent of the Green Corridor as identified on the Mangawhai Hills Structure Plan, which is: a. Capable of achieving a minimum establishment height of 8m above ground level; and b. At a density that will achieve canopy closure within 3-5 years.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Amenity and character of the surrounding area. b. Screening, planting and landscaping of the site. c. The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places. d. The extent to which shading and visual dominance effects to immediate neighbours and the street are minimised. e. Health and safety effects.

MHSPZ-SUB-S13	**Stream and wetland restoration planting areas**
1. All wetland restoration and stream riparian restoration areas as identified on the Mangawhai Hills Structure Plan shall be planted to a minimum of 10m from the edge of natural wetlands, intermittent and permanent streams.	**2. Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-	**Ecological features**

S14	
1. Where any subdivision of a site which contains an indicative natural wetland, stream or indigenous vegetation identified within the Mangawhai Hills Structure Plan, the subdivision shall enhance, legally protect in perpetuity and manage on an on-going basis in accordance with an Ecological Enhancement and Management Plan any natural feature, wetland, stream or indigenous vegetation.	2. **Activity status when compliance not achieved:** Discretionary

MHSPZ-SUB-S15	Instability areas
1. Where any subdivision of a site which contains an area of moderate to high risk instability area identified within the Mangawhai Hills Structure Plan and the moderate to high risk instability area includes an unvegetated area or area in pasture or non- indigenous plants, the area shall be: a. Planted to an average density of 1.4m centres (5,100 stems per hectare), reducing to 1m centres (10,000 stems per hectare) in kikuyu and riparian margins and 0.5 - 1m centres in wetland environments. b. Enhanced, legally protected in perpetuity and managed on an on-going basis in accordance with a Soil Assessment, Retirement and Rehabilitation Management Plan. 2. **This standard does not apply to:** a. Road or track crossings over streams or wetlands. 3. **Information Requirement** a. Any application shall comply with MHSPZ-SUB-REQ4.	4. **Activity status when compliance not achieved:** Discretionary

Subdivision information requirements for the Mangawhai Hills special purpose zone

MHSPZ-SUB-REQ1	Stormwater management

1. Any subdivision consent application shall be supported by a detailed stormwater assessment report prepared by a suitably qualitied engineer to confirm that the proposal will achieve the following:
   a. Treatment of the Water Quality Volume (WQV) or Water Quality Flow (WQF) from all contaminant generating impermeable surfaces by a water quality device for the relevant contaminants.
   b. Retention (volume reduction) of a minimum of 5mm runoff depth for all impermeable surfaces.
   c. Detention (temporary storage) with a drain down period of 24 hours for the difference between the pre-development (grassed state) and post-development runoff volumes from the 1/3 of the 2 Year ARI, 24-hour rainfall event minus any retention volume provided for all impermeable surfaces.
   d. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011.
   e. Acceptable site stability as a result of any stormwater disposal.

Note1:
Within the Mangawhai Hills special purpose zone, 1/3 of the 2 Year ARI rainfall event runoff volume is to

be used as the Water Quality Volume (WQV) when designing a treatment device, and 10mm/hour is to be used as the Water Quality Flow (WQF).

Note 2:
Within the Mangawhai Hills special purpose zone, good management practice for stormwater management shall be equivalent to those set out in the guideline document, Stormwater Management Devices in the Auckland Region (GD01).

MHSPZ-SUB-REQ2	Integrated transport assessment — subdivision and roading

1. Any subdivision consent application that involves a new Road (which is to be publicly vested) shall be supported by an Integrated Transport Assessment and Safe System Assessment prepared by a suitably qualified engineer, which shall include:
    a. A description of the proposed activity, the purpose and intended use of the ITA, and an outline of any previous discussions with the relevant road controlling authorities.
    b. A description of location, site layout, existing use and consents (if any), adjacent and surrounding land use. A description of the existing access and service arrangements and on-site car parking.
    c. A description of the surrounding transport network (including hierarchy, traffic volumes, crash analysis, congestion and intersections).
    d. A description of passenger transport modes and accessibility, walking and cycling networks.
    e. Consideration of other developments and land use and transport network improvements (including passenger transport, walking and cycling).
    f. Where a Primary or Secondary Road connection to Moir Street is not established, consideration of whether the upgrade required by standard MHSPZ-SUB-S9.2 shall accommodate a shared path along Tara Road.
    g. Details on the existing trip generation, modal split, and assignment of trips to the network.
    h. A description of the proposal (including site layout, operational hours, vehicle access, on site car parking and drop off, and internal vehicle and pedestrian circulation).
    i. A description of any construction management matters.
    j. A description of what end of journey facilities are proposed.
    k. A description of the trip generation, modal split, trip assignment to the network, trip distribution and trip type proportions of the proposal.
    l. Consideration of future traffic volumes and trip generation.
    m. If relevant validated and comprehensive transportation forecasts are not available, the assessment should consider expected traffic conditions over a 5-year period and the sensitivity of assessment conclusions to changes in traffic conditions.
    n. An assessment of safety, efficiency, environmental, accessibility, integration and economic effects (including sensitivity testing).
    o. A specific assessment of the safety and efficiency of the transport network and consistency with the Mangawhai Hills Structure Plan including:
        i. Tara Road and Moir Road;
        ii. Tara Road and Garbolino Road;
        iii. Tara Road and Cove Road;
        iv. Cove Road and Old Waipu Road; and
        v. Moir Road and Urlich Drive.
    p. Details of any mitigating measures and revised effects, including measures to encourage other modes.
    q. Travel planning and travel demand management measures and sensitivity testing mitigations.
    r. Review against District Plan objectives, policies and rules.
    s. An assessment of effects and conclusion of effects.
    t. Confirmation of the suitability of the location of the proposal.
    u. Proposed conditions (if any) and proposed timing and implementation of necessary road connections and wider road network upgrades.
    v. A Safe System Assessment that is appropriate to the scale of the subdivision or development proposed.

MHSPZ-SUB-REQ3	Landscape protection area landscape evaluation

1. Any consent application for an activity that infringes MHSPZ-SUB-S12 shall be supported by a site or

property-specific landscape evaluation. The landscape evaluation shall:

a. Document how potential adverse effects are to be avoided on the characteristics and qualities of the Landscape Protection Area;
b. Clearly identify where the avoidance of adverse effects is not considered practicable and record the nature and scale of those effects;
c. Demonstrate how unavoidable adverse effects will be remedied or mitigated; and
d. Demonstrate any ways in which the proposal may conserve or heighten the characteristics and qualities of the Landscape Protection Area through a comprehensive approach to landscape analysis and project design.

MHSPZ-SUB-REQ4	Moderate to high risk instability area soil assessment, retirement and rehabilitation management plan

1. Any subdivision consent application that is on a site that contains areas identified as moderate to high risk instability shown on the Mangawhai Hills Structure Plan shall be supported by a Soil Assessment, Retirement and Rehabilitation Management Plan, prepared by a suitably qualified soil scientist or engineer with input from a suitably qualified ecologist or landscape architect, which shall include:

a. An assessment of the suitability of the existing conditions of the site and land to be retired and rehabilitated including the following:
    i. Topography and slope analysis;
    ii. Existing vegetation;
    iii. Hydrology;
    iv. Soil analysis; and
    v. Any factors that will influence the successful implementation of the area to be retired and rehabilitated.
b. An Enhancement and Management Plan setting out (to the extent relevant to the proposal):
    i. The key protection and enhancement objectives and outcomes to be met, including the qualities and characteristics of the environmental protection area that are to remain protected in perpetuity; and
    ii. The protection and ongoing management methods required to achieve the objectives and outcomes, including but not limited to:
        1. Weed control.
        2. Pest animal control.
        3. Pest organism control, including kauri dieback disease and myrtle rust.
        4. Re-vegetation and restoration opportunities.
        5. Fencing plan.
        6. Fire risk management.
        7. Access limitations.
        8. Nutrient and sediment control.
    iii. The on-going monitoring methods to measure the success or otherwise of the implementation of the management methods, including feedback to Council and provision for review of the management plan.
    iv. The mechanisms to ensure that the management plan applies to and binds future owners as responsible for the costs of implementing the management plan.

MHSPZ-SUB-REQ5	Ecological assessment

1. Any subdivision consent application shall be supported by an Ecological assessment prepared by a suitably qualified ecologist which:

a. Identifies, delineates and classifies all ecological features on site including, water courses, wetland habitats and indigenous vegetation;
b. Assess the potential ecological constraints to development and opportunities for restoration and ecological enhancement;
c. Considers requirements under the National Policy Statement for Indigenous Biodiversity (2023);
d. Identifies the necessary extent and location of revegetation planting within the Additional Native Revegetation Area identified on the Mangawhai Hills Structure Plan;
e. Is supported by an Ecological Planting, Restoration and Management Plan that ensures that existing natural features and ecological values on site are appropriately enhanced, protected and maintained as a part of site development.

2. The Ecological Planting, Restoration and Management Plan for proposed revegetation planting shall consider and identify:
    a. The appropriateness and practicability of the proposed planting:
        i. To be native vegetation which is sourced from the ecological district and to be appropriate for the soil, aspect, exposure and topography.
        ii. To reflect the composition of former natural vegetation likely to have occupied the site and include appropriate native species that will enable natural processes of succession.
        iii. The ecological district of the site.
        iv. The characteristics of the soil (i.e., clay, silt, loam etc.).
        v. Soil drainage.
        vi. Topography of the area to be planted.
        vii. Aspect of the area to be planted. Exposure of site to wind, frost, sunlight and salt spray.
        viii. Presence of plant and animal pests.
        ix. Any restrictions on planting, such as safety or existing access issues etc.
        x. The purpose of the planting in relation to the surrounding environment (including buffering, corridors, linkages).
        xi. The location and extent of planting. Site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control.
        xii. Site planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants.
        xiii. Maintenance plan of planting, including releasing plants, fertiliser, plant and animal pest control and mulching and replacement of plants which do not survive, and a management plan for animal and plant pest control.
        xiv. An assessment of the effects of the potential development on the environmental protection area.
        xv. An assessment of the effects of domestic cats and dogs on ecological values and whether a management plan is required.
        xvi. A management plan that specifies the protection measures proposed to ensure the indigenous vegetation remain protected in perpetuity, that includes how all of the following matters will be implemented prior to the Council issuing section 224(c) certificate.
        xvii. As appropriate and necessary a bat survey and maintenance plan. (Appropriateness and necessity are to be assessed in terms of the latest best practice guidance or protocols).
        xviii. The establishment of secure stock exclusion.
        xix. The maintenance of plantings, which must occur until the plantings have reached 80% canopy closure. Forest diversity planting (typically at Year 4 of the project) will have occurred. The survival rate must ensure a minimum 90% of the original density and species.
        xx. The maintenance of plantings must ensure that all invasive plant pests are eradicated from the planting site both at the time of planting and on an on-going basis to ensure adequate growth.
        xxi. The maintenance of indigenous vegetation must ensure animal and plant pest control occurs.

3. Any subdivision consent application that involves earthworks shall be supported by details of any excavation and fill associated with the subdivision, including erosion and sediment control measures in accordance with best practice.
    Note:
    Within the Mangawhai Hills special purpose zone, good management practice for erosion and sediment control measures is equivalent to those set out in the guideline document, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

Earthworks standards within the Mangawhai Hills special purpose zone

MHSPZ-EW-S1	Earthworks
1. The total volume of excavation or fill (excluding excavation associated with the undergrounding of water storage tanks) shall not exceed 100m^3 per 1000m^2 site area in any 12-month period; and 2. The maximum height or depth of any cut or fill face shall not exceed 1.5m over a continuous	6. **Activity status when compliance not achieved:** Restricted Discretionary 7. **Matters over which discretion is restricted:** a. Effects on character and amenity of the surrounding locality upon completion of earthworks.

distance of less than 50m within a site; and **3.** There are no earthworks located within the moderate to high risk instability area, native vegetation area, stream, or riparian restoration areas, identified on the Mangawhai Hills Structure plan. **4.** There are no earthworks located within the flood extent as mapped within the 1% annual exceedance probability event detailed in Figure 1 - Mangawhai Hills Flood Map. **5.** The earthworks are undertaken in accordance with best practice as set out in Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).	b. Land stability upon completion. Landscaping as necessary. c. Measures to manage dust, erosion and sediment control, and land instability. d. Measures to manage upstream and downstream flood hazard effects. e. Effects on cultural values. f. Effects on ecological values.

MHSPZ-TRAN—Table 1: Mangawhai Hills special purpose zone road - private way, cycle way and property access legal and construction widths

Road Hierarchy	Minimum Legal Width	Minimum Formation Width	Minimum Cycleway / Footpath Width	Surface	Maximum Design Speed	Minimum Radius (m)	Minimum SSD (m)	Maximum Grade
Private access serving up to 6 units/lots and less than 50m in length	3.6m except every 50m has	3m	0.5m (one side only where footpath is not provided separately)	seal	30km/h	6m subject to vehicle tracking for anticipated design vehicle		20%
Private Accessway serving 7-30 units/lots (not vested) or serving up to 6 that is over 50m in length	9.5m	5.5m (no on street parking)	1.4 m (one side only where footpath is not provided separately)	seal	30km/h	6m subject to vehicle tracking for anticipated design vehicle	30m*	12.5% *Note: transition between two gradients shall not exceed 12.5%. if they do, separate transition gradient must be provided over a length no less than 2m.*
Local / Secondary Road	**16m**	6.0m + indented parking bays	1.4m (one side only)	Seal	40km/h	10m	40m	12.5%
Primary Road	**20m**	6.5m + indented parking bays	1.4m footpath on one side only and a	Seal	50km/h	10m	40m	12.5%

			3m shared path on the other.					
Gravel pathways			Minimum 1.5m formation maximum 3m formation					
Nature trails			minimum 1m maximum 2m					
Shared Paths			Minimum 3m					

Table notes:

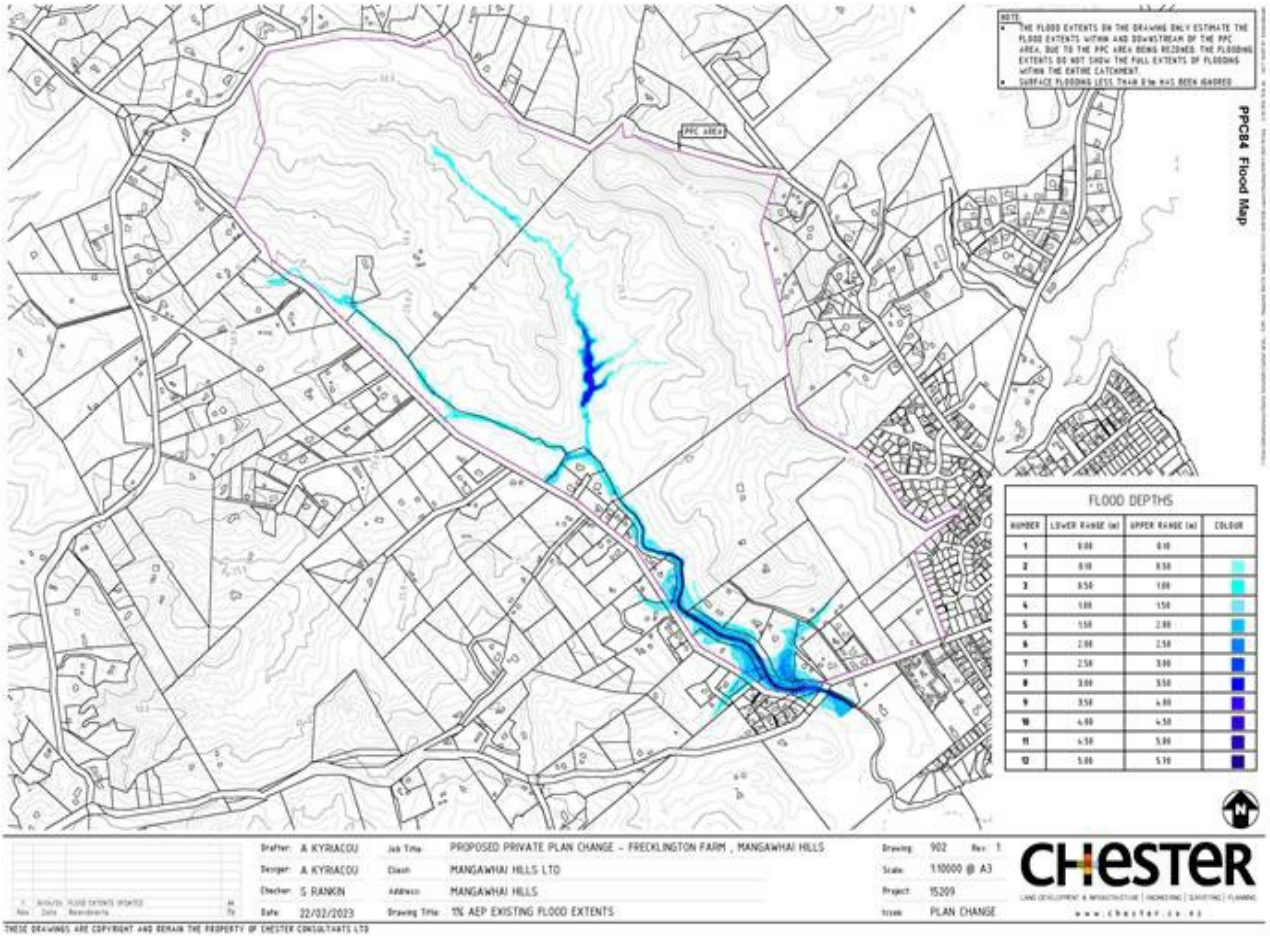
1. *The legal width shall be sufficient for the carriageway (including widening on curves), cul-de-sacs, footpaths and cycleways (where appropriate), parking (where appropriate), public utilities, drainage facilities, grassed Berms, Swale Drains, amenity planting, sight benching and street furniture. Roads to vest shall have sufficient legal width for planned future development. Refer to Kaipara District Council Engineering Standards 2011, clause 5.2.4.*
2. *Carriageway width is exclusive of Berms, kerb concrete and parking. Carriageway widths should be increased by up to 1.0m where there is a high proportion of heavy traffic. Additional widening is required on curves in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.5. Passing bays are required on single lane carriageways in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.5.*
3. *Carriageway surface shall be sealed in accordance with Kaipara District Council Engineering Standards 2011 clause 5.2.6.*
4. *Design speeds are based on rolling terrain typical in Kaipara District. Higher design speeds should be considered in flatter terrain.*
5. *Safe stopping sight distances marked * have been increased to provide for two vehicles approaching each other on a single lane carriageway to stop before colliding. If a two lane carriageway is proposed for access ways serving 1 to 6 lots, sight distances may be reduced accordingly. K value is the length of vertical curve (m) divided by the algebraic difference in gradients (%).*
6. *Where there is potential for further development under the District Plan, the horizontal and vertical geometry and legal width shall provide for the ultimate development.*

MHSPZ-SUB-Table 1: Mangawhai Hills special purpose zone - recommended potable water supply volumes for on-site residential supply

Roof Catchment (m^2)	Bedrooms				
	1	2	3	4	5
100	$20m^3$	$50m^3$			
120	$15m^3$	$35m^3$			
140	$10m^3$	$30m^3$	$75m^3$		
160		$20m^3$	$60m^3$		
180			$50m^3$	$75m^3$	
200			$45m^3$	$65m^3$	
220			$35m^3$	$55m^3$	$90m^3$
240			$30m^3$	$50m^3$	$80m^3$

260			30m^3	45m^3	70m^3
280				40m^3	65^3
300				35m^3	60m^3

Figure 1 - Mangawhai Hills flood map (click on image to make it bigger)



TSPZ — Trifecta special purpose zone

Overview

The Trifecta special purpose zone provides for a mix of residential, light industrial, neighbourhood centre and open space land uses. The Trifecta special purpose zone manages land uses and subdivision within the five different Sub-Areas: General Residential Area, Large Lot Residential Area, Neighbourhood Centre Area, Open Space Area and Light Industrial Area. Suitable locations for residential, light industrial, commercial, community and open space are identified within the Trifecta special purpose zone through the sub-areas, while providing spatial flexibility within the Hauora Hub. The objectives and policies are applied across the Trifecta special purpose zone.

Hauora (community wellbeing) is an over-arching philosophy for the whole development area. Hauora has been incorporated into the Trifecta special purpose zone design and provisions. The outcome of Hauora is achieved through mechanisms such as walkability within the Trifecta special purpose zone and shared path linkage to Dargaville, community services in the Neighbourhood Centre Area, community gardens in the open space areas, co-location of housing and Neighbourhood Centre Area, housing typology flexibility including papakainga style living and retirement village with shared facilities, amenities or services, intergenerational living enabled e.g. minor residential unit in Large Lot Residential Area.

The Trifecta special purpose zone is surrounded by the General rural zone. There is also an internal interface between Light Industrial Area and General Residential Area. The boundary interface and the internal interface have the potential for reverse sensitivity and compatibility effects. These potential effects have been managed through a variety of methods including landscaping, setbacks for buildings and structures, acoustic controls, and spatial placement of different activities. The five different Sub-Areas are each described below, including the role of the Hauora Hub.

General Residential Area
The General Residential Area provides for a range of housing typologies, from traditional stand-alone (detached) residential units, to semi-detached and attached units, e.g. flats, duplexes or town houses. On-site collection and storage of water is encouraged.

Multi-unit Residential Developments are provided for, including papakāinga style living and Retirement Village When more than two attached or detached residential units share a site or if a higher density is proposed, urban design input is required to ensure that the built form will provide a good liveable space for the future residents and the buildings relate well to the surrounding residential neighbourhood.

Some non-residential activities opportunities are provided for, such as small-scale home-based commercial services and visitor accommodation, while ensuring that residential amenity and character are not compromised, and the commercial activities are sympathetic to the surrounding residential context.

Hauora Hub
The Trifecta special purpose zone has a centrally located area called the Hauora Hub. The Hauora Hub denotes the spatial extent within which a mix of three land use Areas will establish, being the Neighbourhood Centre Area (NCA), a connected Open Space Area (OSA), with the remaining spatial area being taken up with the General Residential Area (GRA). The final orientation and positioning of the Neighbourhood Centra Area (NCA) and Open Space Area (OSA) within the Hub's extent will be determined by a resource consent implementing a comprehensive development plan. The Trifecta special purpose zone rules require that the comprehensive development plan is undertaken before the General Residential Area is developed.

From a planning perspective, the Hauora Hub is largely an implementation tool. The intent of the Hauora Hub is to give a degree of flexibility for where the NCA and connected OSA are spatially located, while giving certainty that these two Areas will be established within the spatial extent shown as the Hauora Hub. Once implemented through the comprehensive development plan, the Hauora Hub will be replaced by the three Areas. However, the outcome of Hauora or community wellbeing will be enduring through GRA and OSA objectives, policies and rules.

'Hauora' is a Māori concept of holistic health and wellbeing. The Hauora Hub is intended to be the heart of this neighbourhood. Local shops and community facilities and services will be located within the NCA. The GRA within the Hauora Hub will be provided with convenient access to amenities, as it is co-located with the commercial activities, community facilities and OSA. This supports Hauora — holistic community health and wellbeing. This I

also seen as an opportunity for multi-generational living. This outcome will also be achieved through objectives and policies that support compact density for the GRA when located in proximity to the NCA, because of the proximity to services, facilities and amenities. The OSA located within the Hauora Hub will be spatially connected to the NCA which supports the outcome of Hauora. Collectively creating wellbeing for this community - Hauora.

Large Lot Residential Area
The Large Lot Residential Area (LLRA) has larger sections for a more rural-residential lifestyle approach to living. Servicing for the three waters is on-site, given the elevated location and larger section sizes. There is no intention for this area to transition to a more urban density, nor for services to be extended, e.g. reticulated water and wastewater. While Minor/second Residential Units are provided for to support intergenerational living. Subdivision between the principal and minor residential units is not provided for, and 4,000m2 density is the final form of development. Freshwater features are likely to be present within LLRA and will be appropriately provided for.

Open Space Area
The Open Space Area applies to four categories of open space used by the surrounding neighbourhood for a variety of outdoor informal recreational activities and community uses, such as walking, running, cycling, relaxing, socialising and picnics:

a. Hillside Open Space Area, located on the elevated portion of the Trifecta special purpose zone site, with its prime vantage point over the Northern Wairoa River and the landscape beyond;
b. Hauora Open Space Area, located close to the Neighbourhood Centre Area, with its proximity encouraging connectivity and vibrancy between the two community areas. This Open Space Area includes informal active recreation outcomes with a youth/rangatahi focus;
c. Neighbourhood Open Space Area, pocket park to be located within the General Residential Area west of the Hauora Hub so it is in easy walkable proximity to be used by the surrounding neighbourhood for a variety of outdoor informal recreational activities and community uses with a children/tamariki focus;
d. Blue-green Open Space Area, having a dual purpose for stormwater and freshwater features management and walking-cycling linkage. The stormwater and freshwater functions are compatible with providing a habitat for mahinga kai (food gathering areas) and cultural harvest e.g. harakeke (flax).

Generally, the OSA will be characterised by limited buildings and structures that support the enjoyment of the public open space, such as barbeques and picnic facilities, playgrounds and toilets. Limiting built development and activities that are not based on recreational or community use will help maintain the open space character and amenity value and enable opportunities for a range of informal recreational activities to occur. Use of the public Open Space Areas as community gardens and orchards is encouraged.

Neighbourhood Centre Area
The Neighbourhood Centre Area (NCA) provides for accessible neighbourhood community activities that provides goods, services and facilities to meet the day to day needs of the surrounding community. The local shops within NCA provide a limited range of everyday goods and services. Community facilities can include shared community spaces (e.g. hall), health care facilities, and early childhood facilities (e.g. kohanga reo).

The intent is to create a Hauora area for community wellness, and for the Hauora area to be the heart of the community. Being located within easy walking distance of the residential area, the Hauora area will support the surrounding residential neighbourhood, by providing accessible neighbourhood community facilities and services. And vice versa, with the Hauora area having vibrancy because of the close proximity of the surrounding neighbourhood.

Being situated within a residential area, the range and scale of activities must be compatible with the neighbouring residential activities and local amenity and character. To that end, floor area for local shops and community facilities is limited to ensure they are compatible with the intent of the NCA. Building design and layout that enhances connectivity to the open space is encouraged.

Light Industrial Area
The Light Industrial Area (LIA) provides for industrial activities that do not generate objectionable odour, dust or noise. LIA activities anticipated are unlikely to give rise to significant adverse effects beyond the site and include activities such as warehousing, storage, light manufacturing, production, logistics, transport, distribution and servicing activities. Light industrial activities can range in scale and nature.

LIA also provides for trade retail activities that are compatible with industrial activities such as service stations, garden centre, trade supplies, motor vehicle sales and hire premises. Supporting activities such as cafes and takeaway bars are also provided for. Other non-industrial activities are discouraged so that LIA land is preserved for light industrial and trade type activities. Sensitive activities are restricted within LIA. On LIA sites that border the

General Residential Area, the scale, design and location of activities and buildings are managed.

Other Relevant District Plan Provisions
The provisions of the Trifecta special purpose zone apply in addition to the rules contained in Part 2: District-Wide Matters chapters. District-wide chapters which contain provisions that are specifically relevant to Trifecta special purpose zone include:

1. Natural Hazards;
2. Light;
3. Noise;
4. Temporary Activities;
5. Earthworks;
6. Transport; and
7. Subdivision

Objectives

TSPZ-O1	
Residential living for all ages and stages.	

TSPZ-O2	
Light industrial businesses encouraged.	

TSPZ-O3	
Community facilities and services available.	

TSPZ-O4	
Commercial activities support the day to day needs of residents and workers	

TSPZ-O5	
Open spaces and Blue-Green Network support residents, workers, visitors and a healthy environment.	

TSPZ-O6	
Hauora (community wellbeing) outcomes guide development	

TSPZ-O7	
Activities are compatible.	

Policies

TSPZ-P1	
Provide for a range of residential housing typologies and densities that supports living for all ages and stages of the community’s needs.	

TSPZ-P2	
Use Hauora (community wellbeing) outcomes and urban design principles to achieve a well-functioning and liveable urban environment.	

TSPZ-P3	
Ensure appropriate public and private open space, sunlight, privacy and amenity.	

TSPZ-P4	
Enable light industrial businesses so that they are able to get on with business.	

TSPZ-P5	
Provide for community facilities and services that support the Hauora (wellbeing) of the neighbourhood.	

TSPZ-P6	
Co-locate the Neighbourhood Centre Area and Hauora Open Space Area at the heart of the neighbourhood, and include informal active recreation outcomes for youth/rangatahi in the Hauora Open Space Area.	

TSPZ-P7	
Locate the Neighbourhood Open Space Area within the General Residential Area west of the Hauora Hub.	

TSPZ-P8	
Provide for commercial activities of a scale that supports the day to day needs of residents and workers, and complement, not compete with, Dargaville.	

TSPZ-P9	
Enable the use of open spaces that responds to the needs of the local neighbourhood, workers and visitors, and achieve high quality stormwater and freshwater management.	

TSPZ-P10	
Encourage compact residential density outcomes in proximity to the facilities and services in the Neighbourhood Centre Area.	

TSPZ-P11	
Maintain a rural residential scale of development (4,000m^2) in the Large Lot Residential Area that is carefully integrated into the elevated landform while managing freshwater features.	

TSPZ-P12	
Manage potential reverse sensitivity and compatibility effects internally and externally to the Trifecta special purpose zone by ensuring that: 1. Screening is established and maintained. 2. Buildings and structures are appropriately located and scaled. 3. Acoustic controls are targeted at the source rather than the receiver. 4. Activities are spatially located relative to their effects and sensitivities.	

TSPZ-P13	
Ensure that the Trifecta special purpose zone is serviced by appropriate infrastructure including emergency servicing needs.	

TSPZ-P14	

Require the provision of a new pedestrian/cycle link and upgrade of State Highway 14 /Awakino Point North Road intersection through subdivision and development.

Rules

Note: *For certain activities, consent may be required by rules in more than one chapter in the District Plan. See Part 1 - General Approach chapter.*

Land use rules

TSPZ-LU-R1	Any activity not otherwise listed in the Trifecta special purpose zone chapter
1. **Activity status:** Permitted **Where:** a. Resource consent is not required under any rule of the Trifecta special purpose zone or District Plan. b. The activity is not prohibited under any rule of the Trifecta special purpose zone or District Plan.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-LU-R2	Farming
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-LU-S1 - Farming	2. **Activity status when compliance not achieved:** Non-Complying

TSPZ-LU-R3	Any activity
1. **Activity status:** Restricted Discretionary **Where:** a. Compliance is achieved with: i. TSPZ-LU-S2 - Landscape and fencing; ii. TSPZ-LU-S3 - Hauora Hub; iii. TSPZ-LU-S4 - Transport; and iv. TSPZ-LU-S5 - Three Waters.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

Light industrial area rules

Note: *The General District-wide Matters - Signs Chapter rules also apply to the Light Industrial Area*

TSPZ-LIA-R1	Minor structures
1. **Activity status:** Permitted	

TSPZ-LIA-R2	Buildings and major structures
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-LIA-S1 - Buildings and major	2. **Activity status when compliance with TSPZ-LIA-S1 not achieved:** Discretionary 3. **Activity status when compliance with TSPZ-LIA-S2 or TSPZ-LIA-S3 not achieved:**

structures height; ii. TSPZ-LIA-S2 - Buildings and major structures setbacks; and iii. TSPZ-LIA-S3 - Buildings and major structures height in relation to boundary.	Restricted Discretionary

TSPZ-LIA-R3	Outdoor areas of storage or stockpiles
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-LIA-S1 - Buildings and major structures height; ii. TSPZ-LIA-S2 - Buildings and major structures setbacks; and iii. TSPZ-LIA-S3 - Buildings and major structures height in relation to boundary; and iv. TSPZ-LIZ-S4 - Screening and landscaping.	2. **Activity status when compliance with TSPZ-LIA-S1 not achieved:** Discretionary 3. **Activity status when compliance with TSPZ-LIA-S2, TSPZ-LIA-S3 or TSPZ-LIA-S4 not achieved:** Restricted Discretionary

TSPZ-LIA-R4	Activities within 50m of the general residential area boundary
1. **Activity status:** Permitted **Where:** a. The activity is Warehousing, Storage, Trade Retail, Food and Beverage Activity or Community Corrections Activity. b. Compliance is achieved with: i. {Link, 21413,TSPZ-LIA-S4 - Screening and landscaping; ii. TSPZ-LIA-S5 - Fences; iii. TSPZ-LIA-S6 - Scale; and iv. TSPZ-LIA-S7 - Food and beverage activities.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-LIA-R5	Activities 50m or greater from the general residential area boundary
1. **Activity status:** Permitted **Where:** a. The activity is: i. Warehousing; ii. Storage; iii. Trade retail; iv. Food and beverage activity; v. Intensive indoor primary production involving plants or fungi; or vi. Community Corrections Activity. b. Compliance is achieved with: i. {Link, 21413,TSPZ-LIA-S4 - Screening and landscaping; ii. {Link, 21417,TSPZ-LIA-S6 - Scale; and iii. {Link, 21419,TSPZ-LIA-S7 - Food and beverage activities. 2. Intensive indoor primary production involving	3. **Activity status when compliance not achieved:** Restricted Discretionary

livestock or poultry is not covered by this rule.	

TSPZ-LIA-R6	Car parking or loading spaces in the light industrial area
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-LIGHT-S1 - Artificial lighting in Trifecta special purpose zone; and ii. TSPZ-LIA-S8 - Car parking or loading spaces in the Light Industrial Area.	2. **Activity status when compliance not achieved:** Discretionary

TSPZ-LIA-R7	Any activity not otherwise provided for
1. **Activity status:** Non-Complying **Where:** a. The activity is not listed in rule TSPZ-LIA-R4 or TSPZ -LIA-R5; and b. Access is proposed to or from State Highway 14. 2. Intensive Indoor Primary Production involving livestock or poultry is covered by this rule.	3. **Activity status when compliance not achieved:** Not Applicable

Large lot residential area rules

TSPZ-LLRA-R1	Minor structures
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-S1 - Buildings and structures height.	2. **Activity status when compliance not achieved:** Restricted Discretionary **Note:** *Minor structures include water tanks not exceeding 35,000 litres.*

TSPZ-LLRA-R2	Buildings and major structures
1. **Activity status:** Permitted **Where:** a. TSPZ-LLRA-S1 - Buildings and structures height; b. TSPZ-LLRA-S2 - Buildings and major structures setbacks; c. TSPZ-LLRA-S3 - Buildings and major structures height in relation to boundary; d. TSPZ-LLRA-S4 - Buildings and major structures coverage; and e. TSPZ-LLRA-S5 - Buildings and major structures external finishes.	2. **Activity status when compliance with {Link, 21424,TSPZ-LLRA-S1 not achieved:** Restricted Discretionary 3. **Activity status when compliance with {Link, 21426,TPSZ-LLRA-S2, {Link, 21428,TPSZ-LLRA-S3, {Link, 21430,TPSZ-LLRA-S4 or {Link, 21432,TPSZ-LLRA-S5 not achieved:** Discretionary

TSPZ-LLRA-R3	Principal residential unit
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-	2. **Activity status when compliance not achieved:** Non-Complying

S6 - Principal residential unit.	

TSPZ-LLRA-R4	Minor residential unit
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-S7 - Minor residential unit.	2. **Activity status when compliance not achieved:** Non-Complying

TSPZ-LLRA-R5	Impervious areas
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with {Link, 21438,TSPZ-LLRA-S8 - Impervious areas.	2. **Activity status when compliance not achieved:** Discretionary

TSPZ-LLRA-R6	Fences
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA - S9 Fences.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-LLRA-R7	Exterior lighting
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-S10 - Exterior lighting.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-LLRA-R8	Outdoor areas of storage or stockpiles
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-LLRA-S1 - Buildings and structures height; ii. TSPZ-LLRA-S2 - Buildings and major structures setbacks; iii. TSPZ-LLRA-S3 - Buildings and major structures height in relation to boundary; iv. TSPZ-LLRA-S4 - Buildings and major structures coverage; and v. TSPZ-LLRA-S11 - Outdoor areas of storage or stockpiles.	2. **Activity status when compliance with TSPZ-LLRA-R9.1.a.i not achieved:** Discretionary 3. **Activity status when compliance with TSPZ-LLRA-R9.1.a.ii to TSPZ-LLRA-R9.1.a.v not achieved:** Restricted Discretionary

TSPZ-LLRA-R9	Home business
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-S12 - Home business; and	2. **Activity status when compliance not achieved:** Non-Complying

b. The activity generates less than 20 traffic movements per site, per day.	

TSPZ-LLRA-R10	Care centre
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-S12 - Home business; and b. The activity generates less than 20 traffic movements per site, per day.	2. **Activity status when compliance not achieved:** Non-Complying

TSPZ-LLRA-R11	Primary production activity
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-S13 - Primary production activity; and b. The activity generates less than 20 traffic movements per site, per day.	2. **Activity status when compliance not achieved:** Non-Complying

TSPZ-LLRA-R12	Visitor accommodation
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LLRA-S14 - Visitor accommodation; and b. The activity generates less than 20 traffic movements per site, per day.	2. **Activity status when compliance not achieved:** Non-Complying

TSPZ-LLRA-R13	Commercial activity
1. **Activity status:** Non-Complying **Where:** a. The activity is not a care centre or visitor accommodation.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-LLRA-R14	Supported residential care
1. **Activity status:** Non-Complying	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-LLRA-R15	Retirement village
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-LLRA-R16	Multi-unit residential development
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-LLRA-R17	Community facility
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not**

	achieved: Not Applicable

TSPZ-LLRA-R18	**Industrial activity**
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

General Residential Area Rules

TSPZ-GRA-R1	**Minor structures**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-GRA-S1 - Minor Structures. **Note:** *Minor structures include water tanks not exceeding 35,000 litres.*	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-GRA-R2	**Building and major structure height**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-GRA-S2 - Building and major structure height.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-GRA-R3	**Building and major structure setbacks**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-GRA-S3 - Building and major structure setbacks.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-GRA-R4	**Building and major structure height in relation to boundary**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-GRA-S4 - Building and major structure height in relation to boundary.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-GRA-R5	**Outdoor living court**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-GRA-S5 - Outdoor living court.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-GRA-R6	**Impervious Areas**
1. **Activity status:** Permitted **Where:**	2. **Activity status when compliance not achieved:** Restricted Discretionary

a. Compliance is achieved with TSPZ-GRA-S6 - Impervious areas.	

TSPZ-GRA-R7	Building and major structure coverage
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-GRA-S7 - Building and major structure coverage.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-GRA-R8	Fences
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with {Link, 21467,TSPZ-GRA-S8 - Fences.	2. **Activity status when compliance not achieved:** Restricted Discretionary

TSPZ-GRA-R9	Outdoor areas of storage or stockpiles
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. {Link, 21455,TSPZ-GRA-S2 - Building and major structure height; ii. {Link, 21457, TSPZ-GRA-S3 - Building and major structure setbacks; iii. {Link, 21459,TSPZ-GRA-S4 - Building and major structure height in relation to boundary; iv. {Link, 21467,TSPZ-GRA-S7 - Building and major structure coverage; v. TSPZ-GRA-S9 - Outdoor areas of storage or stockpiles.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-GRA-R10	Residential unit
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-GRA-S10 - Residential density. ii. TSPZ-GRA-S11 - Residential unit.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-GRA-R11	Supported residential care
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-GRA-S12 - Traffic Movement.	2. **Activity status when compliance not achieved:** Discretionary

TSPZ- GRA-R12	Care centre
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-GRA-S12 - Traffic movement. ii. TSPZ-GRA-S13 - Home business.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-GRA-R13	Home business
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. i. TSPZ-GRA-S12 - Traffic movement. ii. TSPZ-GRA-S13 - Home business.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-GRA-R14	Visitor accommodation
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-GRA-S12 - Traffic movement; and ii. TSPZ-GRA-S14 - Visitor accommodation.	2. **Activity status when compliance not achieved:** Non-Complying 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-GRA-R15	Retirement village
1. **Activity status:** Restricted Discretionary **Where:** a. Compliance is achieved with: i. TSPZ-GRA-S2 - Building and major structure height; ii. [Link,21457,TSPZ-GRA-S3 - Building and major structure setbacks}. iii. TSPZ-GRA-S4 - Building and major structure height in relation to boundary; iv. TSPZ-GRA-S5 - Outdoor living court; v. TSPZ-GRA-S6 - Impervious areas; vi. TSPZ-GRA-S7 - Building and major structure coverage; and vii. TSPZ-GRA-S11 - Residential unit. 2. **Matters over which discretion is restricted:** a. The matters of discretion for TSPZ-GRA-S10 - Residential density and TSPZ-GRA-S11 - Residential unit. b. Provision of any shared or communal space, services or facilities and how they will be managed.	3. **Activity status when compliance not achieved:** Discretionary 4. **Compliance standard:** a. Any Restricted Discretionary or Discretionary application shall comply with information requirement TSPZ-GRA-REQ1.

TSPZ-GRA-R16	Multi-unit residential development
1. **Activity status:** Restricted Discretionary **Where:** a. Compliance is achieved with: i. TSPZ-GRA-S2 - Building and major structure height; ii. [Link,21457,TSPZ-GRA-S3 - Building and major structure setbacks}. iii. TSPZ-GRA-S4 - Building and major structure height in relation to boundary; iv. TSPZ-GRA-S5 - Outdoor living court; v. TSPZ-GRA-S6 - Impervious areas; vi. TSPZ-GRA-S7 - Building and major structure coverage; and vii. TSPZ-GRA-S11 - Residential unit. 2. **Matters over which discretion is restricted:** a. The matters of discretion for TSPZ-GRA-S10 - Residential density and TSPZ-GRA-S11 - Residential unit. b. Provision of any shared or communal space, services or facilities and how they will be managed.	3. **Activity status when compliance not achieved:** Discretionary 4. **Compliance standard:** a. Any Restricted Discretionary or Discretionary application shall comply with information requirement TSPZ-GRA-REQ1.

TSPZ-GRA-R17	Commercial activity
1. **Activity status:** Non-Complying **Where:** a. The activity is not a home business, care centre or visitor accommodation.	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-GRA-R18	Community facility
1. **Activity status:** Non-Complying **Where:** a. The activity is not a home business, care centre or visitor accommodation.	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-GRA-R19	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-GRA-R20	Primary production activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

Neighbourhood centre area rules

TSPZ-NCA-R1	Minor structures
1. **Activity status:** Permitted	2. **Activity status when compliance not achieved:** Restricted Discretionary

Where: a. Compliance is achieved with TSPZ-NCA-S1 - Buildings and major structures height.	**3. Where:** a. Compliance is not achieved with any standard.

TSPZ-NCA-R2	**Buildings and minor structures**
1. Activity status: Permitted **Where:** a. Compliance is achieved with: i. TSPZ-NCA-S1 - Buildings and major structures height; ii. TSPZ-NCA-S2 - Buildings and major structures setbacks; and iii. TSPZ-NCA-S3 - Buildings and major structures height in relation to boundary.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Where:** a. Compliance is not achieved with any standard.

TSPZ-NCA-R3	**Building frontages**
1. Activity status: Permitted **Where:** a. Compliance is achieved with TSPZ-NCA-S4 - Building frontages.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Where:** a. Compliance is not achieved with any standard.

TSPZ-NCA-R4	**Building and major structure height in relation to boundary**
1. Activity status: Permitted **Where:** a. Compliance is achieved with TSPZ-NCA-S5 - Fences.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Where:** a. Compliance is not achieved with any standard.

TSPZ-NCA-R5	**Verandahs**
1. Activity status: Permitted **Where:** a. Compliance is achieved with TSPZ-NCA-S6 - Verandahs.	**2. Activity status when compliance not achieved:** Discretionary **3. Where:** a. Compliance is not achieved with any standard.

TSPZ-NCA-R6	**Outdoor areas of storage or stockpiles**
1. Activity status: Permitted **Where:** a. Compliance is achieved with: i. TSPZ-NCA-S1 - Buildings and major structures height; ii. TSPZ-NCA-S2 - Buildings and major structures setbacks; iii. TSPZ-NCA-S3 - Buildings and major structures height in relation to boundary; and iv. TSPZ-NCA-S7 - Outdoor areas of	**2. Activity status when compliance not achieved:** Discretionary **3. Where:** a. Compliance is not achieved with any standard.

storage or stockpiles and screening.	

TSPZ-NCA-R7	Residential unit
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-NCA-S8 - Residential unit.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard. 4. **Compliance standard:** a. Any restricted discretionary application shall comply with information requirement TSPZ-GRA-REQ1.

TSPZ-NCA-R8	Commercial activity
1. **Activity status:** Permitted **Where:** a. The activity is not a drive-through facility, trade retail, service station, funeral home, emergency service or community corrections activity. b. Compliance is achieved with: i. TSPZ-NCA-S9 - Gross floor area; ii. TSPZ-NCA-S10 - Associated outdoor area; and iii. TSPZ-NCA-S11 - Hours of operation.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard. 4. **Activity status when compliance with TSPZ-NCA-R8.1.a not achieved:** Non-Complying

TSPZ-NCA-R9	Community facility
1. **Activity status:** Permitted **Where:** a. The activity is not a drive-through facility, trade retail, service station, funeral home, emergency service or community corrections activity. b. Compliance is achieved with: i. TSPZ-NCA-S9 - Gross floor area; ii. TSPZ-NCA-S10 - Associated outdoor area; and iii. TSPZ-NCA-S11 - Hours of operation.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Activity status when compliance with TSPZ-NCA-R9.1.a not achieved:** Non-Complying

TSPZ-NCA-R10	Home business
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-NCA-S12 - Home business; and b. The activity generates less than 20 traffic movements per site, per day.	2. **Activity status when compliance not achieved:** Non-Complying 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-NCA-R11	Visitor accommodation

1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-R12	**Care centre**
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-R13	**Supported residential care**
1. **Activity status:** Discretionary	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-R14	**Retirement village**
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-NCA-R15	**Multi-unit residential development**
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-NCA-R16	**Industrial activity**
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-NCA-R17	**Primary production activity**
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

Open space area rules

Note: *Signs chapter rules apply to the Open Space Area*

TSPZ-OSA-R1	**Any activity**
1. **Activity status:** Permitted **Where:** a. The activity is in accordance with Section 4 (3) of the RMA 1991.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-OSA-R2	**Building and structure height**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-OSA-S1 - Buildings and structures height.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-OSA-R3	**Building and major structure heights**

1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-OSA-S2 - Buildings and major structures setbacks.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-OSA-R4	**Building and major structure height in relation to boundary**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-OSA-S3 - Buildings and major structures height in relation to boundary.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-OSA-R5	**Building coverage**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-OSA-S4 - Building coverage.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-OSA-R6	**Impervious areas**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-OSA-S5 - Impervious areas.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-OSA-R7	**Outdoor areas of storage or stockpiles**
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. TSPZ-OSA-S1 - Buildings and structures height; ii. TSPZ-OSA-S2 - Buildings and major structures setbacks; iii. TSPZ-OSA-S3 - Buildings and major structures height in relation to boundary; and iv. TSPZ-OSA-S6 - Outdoor areas of storage or stockpiles.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-OSA-R8	**Outdoor sports and recreation equipment**
1. **Activity status:** Permitted **Where:** a. No playground is located in the hillside open space. b. A playground for pre-school and primary aged children/tamariki is located in the neighbourhood open space.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard. **Note:** *For the Hauora Open Space Area, informal*

c. Informal active sport and recreation facilities with a youth/rangatahi focus are located in the Hauora open space. d. Compliance is achieved with: i. TSPZ-OSA-S1 - Buildings and structures height; ii. TSPZ-OSA-S2 - Buildings and major structures setbacks; and iii. TSPZ-OSA-S3 - Buildings and major structures height in relation to boundary.	*active sport and recreation facilities include paved space with minimum size of 20m x 20m equipped for basketball/ netball half court with backboard and hoop, and tennis volley wall, located within a roughly rectangle area of minimum 3,500m^2 (70m by 50m) flat open space area (e.g. to kick a ball around), with supporting infrastructure and services such as seating, shade/shelter, water fountain, toilets. This area could also include facilities such as skate space and a cycle pump track.*

TSPZ-OSA-R9	Communal orchards, gardens and apiaries
1. **Activity status:** Permitted **Note:** *This rule also includes mahinga kai (food gathering areas) and cultural harvest e.g. harakeke (flax).*	

TSPZ-OSA-R10	Primary production activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-OSA-R11	Industrial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-OSA-R12	Residential activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-OSA-R13	Commercial activity
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

TSPZ-OSA-R14	Community facility
1. **Activity status:** Non-Complying	2. **Activity status when compliance with not achieved:** Not Applicable

Transport rules within the Trifecta special purpose zone

NOTE: *The rules below for Transport in the Trifecta special purpose zone apply in addition to the rules in the District-Wide Matters, Transport chapter unless otherwise noted.*

TSPZ-TRAN-R1	Access and parking in the Trifecta special purpose zone - large lot residential area
1. **Activity status:** Permitted **Where:** a. All vehicle access, manoeuvring and parking areas shall be finished with recessive materials (blue metal, concrete	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

with exposed aggregate or black oxide additive, or bitumen); and b. Formed car parking spaces are located at least 2m from any road boundary, excluding any on-street car parking.	**3. Matters over which discretion is restricted:** a. The safety and efficiency of the transport network; b. Pedestrian and cyclist safety and navigability; c. Landscape and visual character and amenity; and d. Screening, planting, and landscaping.

TSPZ-TRAN-R2	**Vehicle access to residential units in Trifecta special purpose zone**
1. Activity status: Permitted **Where:** a. A residential unit in the General Residential Area fronting a primary access road: i. With frontage of less than 18m is accessed by a rear lane, except for where the rear boundary adjoins the Light Industrial Area or Awakino Point North Road; and ii. Which gains vehicle access from the primary access road is limited to a single width vehicle crossing, except for attached residential units which may be share a double width vehicle crossing provided that 12m of frontage is uninterrupted by vehicle crossings.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Traffic safety in relation to site ingress and egress; b. Pedestrian and cyclist safety and navigability; c. Streetscape character and amenity; and d. Urban design.

TSPZ-TRAN-R3	**Car Parking in the Trifecta special purpose zone**	
General Residential Area	**1. Activity status:** Permitted **Where:** a. Formed car parking spaces are located at least 2m from any road boundary, excluding any on-street parking.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Traffic safety and egress; b. Pedestrian and cyclist safety and navigability; and c. Streetscape character and amenity.
Neighbourhood Centre Area	**4. Activity status:** Permitted **Where:** a. No car parking space is located between the building frontage and road boundaries of the site; b. Any car parking space is fully screened (without preventing the provision of an entry point to the site) from any public road or adjoining General Residential Area, Large Lot Residential Area or Open Space Area; and c. Compliance is achieved with TSPZ-NCA-S7 - Outdoor Areas of Storage or Stockpiles and Screening.	**5. Activity status when compliance not achieved:** Restricted Discretionary

Subdivision rules within the Trifecta special purpose zone

NOTE: *The rules below for Subdivision in the Trifecta special purpose zone apply in addition to the rules in the District-Wide Matters, Subdivision chapter unless otherwise noted.*

TSPZ-SUB-R1	Subdivision into super lots in the Trifecta special purpose zone

Note: *TSPZ-SUB-R1 overrides SUB-R3 in the Subdivision chapter*

1. **Activity status:** Controlled **Where:** a. Compliance is achieved with: i. TSPZ-SUB-S1 - Subdivision into super lots. 2. **Matters of control are restricted to:** a. TSPZ-SUB-MAT1 - Matters of control and discretion item 7.; b. Facilitation of staged development of the separate spatial areas within the Trifecta special purpose zone; and c. Spatial accordance with the Trifecta Development Area Plan and Amended Trifecta Development Area Plan.	3. **Activity status when compliance not achieved:** Discretionary 4. **Where:** a. Compliance is not achieved with TSPZ-SUB-S1 - Subdivision into super lots.

TSPZ-SUB-R2	Subdivision in the large lot residential area

Note: *TSPZ-SUB-R2 overrides SUB-R3 in the Subdivision chapter*

1. **Activity status:** Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S2 - Subdivision in the Large Lot Residential Area; and b. The subdivision is not of a minor residential unit from a principal residential unit. 2. **Matters of control are restricted to:** a. TSPZ-SUB-MAT1 - Matters of control and discretion; b. The ability of future buildings and access to comply with the Large Lot Residential Area rules; and c. The location and design of allotments to enable efficient use of land, while managing any freshwater features.	3. **Activity status when compliance not achieved:** Non-Complying 4. **Where:** a. Compliance is not achieved with TSPZ-SUB-S2 - Subdivision in the Large Lot Residential Area. 5. **Activity status when compliance not achieved:** Prohibited 6. **Where:** a. Compliance is not achieved with TSPZ-SUB-R2.1.b.

TSPZ-SUB-R3	Subdivision in the general residential area

Note: *TSPZ-SUB-R3 overrides SUB-R3 in the Subdivision chapter*

1. **Activity status:** Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S3 - Controlled activity subdivision in the	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Where:** a. Compliance is not achieved with TSPZ-

General Residential Area. **2. Matters of control are restricted to:** a. TSPZ-SUB-MAT1 Matters of Control and Discretion; b. The ability of future buildings and access to comply with the General Residential Area rules; c. The location and design of allotments to enable efficient use of land; and d. The extent to which the density of development is consistent with the anticipated compact urban form in proximity to the Neighbourhood Centre Area.	SUB-S3 Controlled activity subdivision in the General Residential Area; and b. Compliance is not achieved with TSPZ-SUB-S4 Restricted Discretionary subdivision in the General Residential Area. **5. Matters of discretion are restricted to:** a. TSPZ-SUB-MAT1 Matters of Control and Discretion; b. The ability of future buildings and access to comply with the General Residential Area rules; c. The location and design of allotments to enable efficient use of land; and d. The extent to which the subdivision density is consistent with the anticipated compact urban form in proximity to the Neighbourhood Centre Area. **6. Activity status when compliance not achieved:** Discretionary **7. Where:** a. Compliance is not achieved with TSPZ-SUB-S4 Restricted Discretionary subdivision in the General Residential Area.

TSPZ-SUB-R4	**Subdivision in the neighbourhood centre area**

Note: *TSPZ-SUB-R4 overrides SUB-R3 in the Subdivision chapter*

1. Activity status: Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S5 - Subdivision in the Neighbourhood Centre Area. **2. Matters of control are restricted to:** a. TSPZ-SUB-MAT1 - Matters of control and discretion; b. The ability of future buildings and access to comply with the Neighbourhood Centre Area rules.; and c. The location and design of allotments to enable efficient use of land.	**3. Activity status when compliance not achieved:** Discretionary **4. Where:** a. Compliance is not achieved with TSPZ-SUB-S5 - Subdivision in the Neighbourhood Centre Area.

TSPZ-SUB-R5	**Subdivision in the light industrial area**

Note: *TSPZ-SUB-R5 overrides SUB-R3 in the Subdivision chapter*

1. Activity status: Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S6 - Subdivision in the Light Industrial Area. **2. Matters of control are restricted to:**	**3. Activity status when compliance not achieved:** Discretionary **4. Where:** a. Compliance is not achieved with TSPZ-SUB-S6 Subdivision in the Light Industrial Area.

a. TSPZ-SUB-MAT1 - Matters of control and discretion; and b. The location and design of allotments to ensure that they are suitable for future industrial activities.	

TSPZ-SUB-R6	Subdivision in the open space area

Note: *TSPZ-SUB-R6 overrides SUB-R3 in the Subdivision chapter*

1. **Activity status:** Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S7 - Subdivision in the Open Space Area. 2. **Matters of control are restricted to:** a. TSPZ-SUB-MAT1 -Matters of control and discretion; and b. The location, size and design of allotments to ensure that they are suitable as Open Space and any freshwater feature is managed consistent with the National Policy Statement for Freshwater Management.	3. **Activity status when compliance not achieved:** Discretionary 4. **Where:** a. Compliance is not achieved with TSPZ-SUB-S7 - Subdivision in the Open Space Area.

TSPZ-SUB-R7	Subdivision of existing buildings or major structures

Note: *TSPZ-SUB-R7 overrides SUB-R3 in the Subdivision chapter*

1. **Activity status:** Controlled **Where:** a. Compliance is achieved with TSPZ -SUB-S8 - Subdivision of existing buildings or major structures. 2. **Matters of control are restricted to:** a. TSPZ-SUB-MAT1 - Matters of control and discretion; and b. The extent to which the design and layout of the proposed allotments result in new or increased non-compliance with the permitted activity standards for the Area.	3. **Activity status when compliance not achieved:** Discretionary 4. **Where:** a. Compliance is not achieved with the TSPZ-SUB-S8 - Subdivision of existing buildings or major structures.

TSPZ-SUB-R8	Subdivision of consented residential units

1. **Activity status:** Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S9 - Subdivision of consented residential units. 2. **Matters of control are restricted to:** a. TSPZ-SUB-MAT1 - Matters of control and discretion; b. The extent to which the design and layout of the proposed allotments result in new or increased non-compliance with the	3. **Activity status when compliance not achieved:** Discretionary 4. **Where:** a. TSPZ-SUB-S9 - Subdivision of consented residential units.

permitted activity standards for the General Residential Area; c. Appropriate provision for infrastructure; and d. Appropriate creation of common areas over any parts of the parent allotment that require access by more than one allotment within the subdivision.	

TSPZ-SUB-R9	Transport and Three Waters
1. **Activity status:** Controlled **Where:** a. Compliance is achieved with: i. TSPZ-SUB-S10 - Access; and ii. TSPZ-SUB-S11 - Three Waters.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ-SUB-R10	Electricity and telecommunications
1. **Activity status:** Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S12 Electricity and telecommunications.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with the standard.

TSPZ-SUB-R11	Lighting
1. **Activity status:** Controlled **Where:** a. Compliance is achieved with TSPZ-SUB-S13 Lighting.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with the standard.

Noise rules within the Trifecta special purpose zone

Note 1: *The rules below for Noise in the Trifecta special purpose zone apply in addition to the rules in the Part 2 District-Wide Matters, Noise chapter unless otherwise noted.*

TSPZ-NOISE-R1	Emissions of noise in Trifecta special purpose zone

Note: *TSPZ-NOISE-R1 overrides NOISE-R1 in the District-wide Matters Noise chapter*

TSPZ General Residential Area, TSPZ Large Lot Residential Area and TSPZ Open Space Area	1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. NOISE-S1 - Measurement and assessment of noise levels; and ii. TSPZ-NOISE-S1 - Noise limits in Trifecta special purpose zone General Residential Area and Large Lot Residential Area.	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

TSPZ Light Industrial Area	**4. Activity status:** Permitted **Where:** a. Compliance is achieved with: i. NOISE-S1 - Measurement and assessment of noise levels; and ii. TSPZ-NOISE-S1 - Noise limits in Trifecta special purpose zone Light Industrial Area.	**5. Activity status when compliance not achieved:** Discretionary **6. Where:** a. Compliance is not achieved with any standard.
TSPZ Neighbourhood Centre Area	**7. Activity status:** Permitted **Where:** a. Compliance is achieved with: i. NOISE-S1 - Measurement and assessment of noise levels; and ii. TSPZ-NOISE-S1 - Noise limits in Trifecta special purpose zone Neighbourhood Centre Area.	**8. Activity status when compliance not achieved:** Discretionary **9. Where:** a. Compliance is not achieved with any standard.

TSPZ-NOISE-R2	**Emissions of noise for construction in the Trifecta special purpose zone**

Note: *TSPZ-NOISE-R2 overrides NOISE-R2 in the District-wide Matters Noise chapter*

1. Activity status: Permitted **Where:** a. Compliance is achieved with: i. NOISE-S1 - Measurement and assessment of noise levels; ii. TSPZ-NOISE-S2 - Construction Noise and temporary activities in Trifecta special purpose zone; iii. TSPZ-NOISE-S3 Construction vibration in Trifecta special purpose zone; and iv. TSPZ-NOISE-S4 - Measurement and assessment of construction vibration in Trifecta special purpose zone.	**2. Activity status when compliance not achieved:** Discretionary **3. Where:** a. Compliance is not achieved with any standard.

TSPZ-NOISE-R3	**Emissions of noise for temporary activities in the Trifecta special purpose zone**

Note: *TSPZ-NOISE-R3 overrides NOISE-R4 in the District-wide Matters Noise chapter*

1. Activity status: Permitted **Where:** a. Compliance is achieved with: i. NOISE-S1 - Measurement and assessment of noise levels; ii. TSPZ-NOISE-S2 - Construction Noise and temporary activities in Trifecta special purpose zone;	**2. Activity status when compliance not achieved:** Discretionary **3. Where:** a. Compliance is not achieved with any standard.

iii. TSPZ-NOISE-S3 Construction vibration in Trifecta special purpose zone; and iv. TSPZ-NOISE-S4 - Measurement and assessment of construction vibration in Trifecta special purpose zone.	

TSPZ-NOISE-R4	Operational vibration in the Trifecta special purpose zone

Note: *TSPZ-NOISE-R4 overrides NOISE-R3 in the District-wide Matters - Noise chapter*

1. **Activity status:** Permitted **Where:** a. Compliance is achieved with: i. NOISE-S1 - Measurement and assessment of noise levels; ii. TSPZ-NOISE-S5 - Operational vibration in Trifecta special purpose zone; and	2. **Activity status when compliance not achieved:** Discretionary 3. **Where:** a. Compliance is not achieved with any standard.

Light rules within the Trifecta special purpose zone

TSPZ-LIGHT-R1	Artificial lighting in the Trifecta special purpose zone
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LIGHT-S1 - Artificial lighting in Trifecta special purpose zone.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with the standard. 4. **Matters over which discretion is restricted:** a. Amenity and character of the Trifecta special purpose zone and surrounding environment; and b. Traffic and pedestrian safety.

TSPZ-LIGHT-R2	Artificial road lighting in the Trifecta special purpose zone
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-LIGHT-S2 - Artificial road lighting in Trifecta special purpose zone.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with the standard. 4. **Matters over which discretion is restricted:** a. Amenity and character of the Trifecta special purpose zone and surrounding environment; and b. Traffic and pedestrian safety.

TSPZ-LIGHT-R3	Health and safety or navigational artificial lighting in the Trifecta special purpose zone
1. **Activity status:** Permitted **Where:**	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:**

a. Compliance is achieved with TSPZ-LIGHT-S3 - Health and safety or navigational artificial lighting.	a. Compliance is not achieved with the standard.

Temporary activities rules within the Trifecta special purpose zone

TSPZ-TEMP-R1	Temporary activities in the Trifecta special purpose zone
1. **Activity status:** Permitted **Where:** a. Compliance is achieved with TSPZ-TEMP-S1 - Temporary activities.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Where:** a. Compliance is not achieved with the standard.

Land use standards within the Trifecta special purpose zone

TSPZ-LU-S1	Farming
1. Resource consent for any subdivision in the Trifecta special purpose zone (other than super lot subdivision) has not been given effect to. 2. No Industrial, Commercial or Community activity has established in the Light Industrial Area. 3. No Commercial or Community activity has established in the Neighbourhood Centre Area. 4. No residential unit has been occupied in the General Residential Area. **Note 1:** *This rule enables grazing to continue on the site until the Trifecta special purpose zone is developed.* **Note 2:** *Farming is specifically provided for in the Large Lot Residential Area TSPZ-LLRA-R12 - Primary production activity.*	5. **Activity status when compliance not achieved:** Not Applicable

TSPZ-LU-S2	Landscape and fencing
1. Prior to establishment of any activity other than Farming on the site, a Landscape and Fencing Plan is prepared by a suitably qualified and experienced landscape architect detailing landscaping and fencing of: a. The perimeter of the Trifecta special purpose zone; and b. The interface between the Light Industrial Area and the General Residential Area. 2. The Landscape and Fencing Plan shall also consider: a. Provision of an acoustic barrier (earth bund and/or acoustic fence along the southern boundary of Light Industrial Area with Awakino Point North Road to address noise from vehicle movements within the Light Industrial Area received at	5. **Activity status when compliance not achieved:** Restricted Discretionary 6. **Matters over which discretion is restricted:** a. Shading and visual dominance on adjoining properties; b. Streetscape character and amenity and visual effects; c. Screening, planting, and landscaping; d. Traffic safety; e. Health and safety; f. Reverse sensitivity and compatibility; and g. Implementation of the Landscape and Fencing Plan.

residences on the opposite side of Awakino Point North Road;
b. Integration with the Stormwater and Freshwater Management Plan and any Blue -Green Open Space Area; and
c. The treatment along the LIA boundary with SH14 shall ensure that the fencing is located east of the landscaping.

3. The resource consent proposing the Landscape and Fencing Plan may be submitted in advance of or together with any subdivision or land use consent application.

4. If development is staged, the Landscape and Fencing Plan:
a. May be staged; and
b. Must deal with the entire land area for the particular stage.

Note:
The Landscape and Fencing Plan will be prepared with input from a suitably qualified and experienced acoustician with respect to any acoustic barrier.

TSPZ-LU-S3	Hauora hub

1. Prior to establishment of any activity other than Farming in the General Residential Area or Hauora Hub, a comprehensive development plan is prepared by a suitably qualified and experienced urban designer detailing the spatial location and extent of the Neighbourhood Centre Area and the Hauora Open Space Area.

2. The Neighbourhood Centre Area shall be located within the indicative Hauora Hub depicted on the Trifecta Development Area Plan.

3. The Hauora Open Space Area shall connect to the Neighbourhood Centre Area.

4. The comprehensive development plan shall include provision for cycle parks and electric vehicle charging stations, unless provided for through the access plan.

5. The resource consent proposing the comprehensive development plan may be submitted in advance of or together with any subdivision or land use consent application.
Note 1:
The Trifecta Development Area Plan will be updated in the comprehensive development plan to fix the location of the Neighbourhood Centre Area and the Hauora Open Space Area. The Neighbourhood Centre Area and Hauora Open Space Area rules will then apply in the fixed locations.

Note 2:
The Trifecta Development Area Plan in the

6. Activity status when compliance not achieved: Restricted Discretionary

7. Matters over which discretion is restricted:
a. Spatial accordance with the indicative Hauora Hub on the Trifecta Development Area Plan;
b. Urban design;
c. Efficient and effective transport network;
d. Location, orientation, size and shape of the Neighbourhood Centre Area and the Hauora Open Space Area;
e. Connectivity between the Neighbourhood Centre Area and the Hauora Open Space Area;
f. Relationship between the Hauora Open Space Area and the Hillside Open Space Area;
g. Implementation of the comprehensive development plan.

District Plan may be updated in a minor amendment Plan Change to delete the indicative Hauora Hub and record the location of the Neighbourhood Centre Area and Hauora Open Space Area.	

TSPZ-LU-S4	Transport
1. Prior to establishment of any activity other than Farming in the Light Industrial Area: a. Upgrade of the intersection of State Highway 14 and Awakino Point North Road to a T intersection must be complete; b. An access plan for the Light Industrial Area must be prepared by a suitably qualified and experienced transportation engineer, unless an access plan for the Light Industrial Area has already been approved under TSPZ-SUB-S10 - Access; c. The access plan provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential Area; d. Awakino Point North Road must be sealed from State Highway 14 to the entrance to the Light Industrial Area; and e. The access plan provides for cycle parks and electric vehicle charging stations. **2.** Prior to occupation of any residential unit in the General Residential Area: a. Upgrade of the intersection of State Highway 14 and Awakino Point North Road to a T intersection must be complete; b. A pedestrian and cycle link from the intersection of State Highway 14 and Awakino Point North Road to Tuna Street must be complete; c. An access plan for the General Residential Area, Neighbourhood Centre Area and Large Lot Residential Area (including connections between the pedestrian and cycle link, the site, and the Blue-Green Open Space Area) must be prepared by a suitably qualified and experienced transportation engineer, unless an access plan has already been approved under TSPZ-SUB-S10 - Access; d. The access plan provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential Area; e. Awakino Point North Road must be sealed from State Highway 14 to the furthest entrance to the General Residential Area, Neighbourhood Centre Area and Large Lot Residential Area; and f. The access plan provides for cycle parks and electric vehicle charging stations, unless provided for through the	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. Efficient and effective transport network; b. Urban design of the General Residential Area, Neighbourhood Centre Area and Hauora Open Space Area; c. Traffic safety in relation to site ingress and egress; d. Pedestrian and cyclist safety and navigability; e. Consistency with an approved access plan under TSPZ-SUB-S10 - Access; f. Consideration of street trees and entrance treatments for the Awakino Point North Road entrances; g. Results of any consultation with Tangata Whenua with respect to street naming; and h. Provision for emergency response access,

comprehensive development plan. **3.** The resource consent proposing the transportation upgrades and access plan/s may be submitted in advance of or together with any subdivision or land use consent application.	

TSPZ-LU-S5	**Three Waters**
1. Every residential unit and minor residential unit in the Large Lot Residential Area is connected to onsite wastewater and on-site water supply, without impeding the movement of fire service vehicles or equipment or generally restrict access for firefighting purposes. **2.** Every residential unit in the General Residential Area is connected to reticulated wastewater and reticulated water supply, on-site water supply or a combination of reticulated and on-site water supply. **3.** Every building in the Light Industrial Area and Neighbourhood Centre Area is connected to reticulated wastewater and reticulated water supply. **4.** Any public toilet in the Open Space Area is connected to reticulated wastewater and reticulated water supply. **5.** Prior to establishment of any activity other than Farming in the Light Industrial Area and Neighbourhood Centre Area and prior to occupation of any residential unit in the General Residential Area or Large Lot Residential Area: a. A Stormwater and Freshwater Management Plan shall be prepared by a suitably qualified and experienced engineer to delineate the Blue-green Network and the Blue-green Open Space Area/s, unless a Stormwater and Freshwater Management Plan has already been approved under TSPZ-SUB-S11 - Three Waters. **Note 1:** *The Trifecta Development Area Plan. will be updated to delete the indicative Blue-green Network and fix the location of the Blue-green Open Space Area/s. The Open Space Area rules will then apply in the fixed locations.* **Note 2:** *The Blue-green Network may potentially extend across many parts of the Trifecta special purpose zone. When located on public land, the Blue-green Network will be vested in Council as the Blue-green Open Space Area. When located on private land, the Stormwater and Freshwater Management Plan will make recommendations for management.*	**6. Activity status when compliance not achieved:** Restricted Discretionary **7. Matters over which discretion is restricted:** a. The capacity of the existing reticulated wastewater and water supply network; b. Whether the servicing needs of the proposal require upgrades to existing infrastructure; c. Feasibility of connection to and logical extension of the existing reticulated wastewater and water supply network; d. Provision of wastewater collection, treatment and disposal; e. The efficient provision of services within the Trifecta special purpose zone to any future development stage; f. Effects on environmental and cultural values from the management and discharge of stormwater and wastewater; g. The provision of integrated low impact or water sensitive stormwater design. h. Consistency with an approved Stormwater and Freshwater Management Plan under TSPZ-SUB-S11 - Three Waters; and i. The degree to which Te Mana o te Wai for freshwater features are provided for, consistent with the National Policy Statement for Freshwater Management.

Note 3: *The Stormwater and Freshwater Management Plan will be prepared with input from a suitably qualified and experienced ecologist including the identification and management of any "natural inland wetland" and any other water body (such as intermittent streams) in accordance with the National Policy Statement for Freshwater Management.*	

Trifecta special purpose zone — light industrial area standards

TSPZ-LIA-S1	Building and major structure setbacks
1. The maximum building height and major structure height is 20m above ground level. 2. The minimum internal ceiling height is 3.5m.	3. **Activity status when compliance not achieved:** Not Applicable

TSPZ-LIA-S2	Building and major structure setbacks
1. Buildings and major structures are set back at least: a. 10m from the State Highway 14 boundary; b. 10m from the Awakino Point North Road boundary; c. 0m from other road boundaries; d. 10m from the Rural zone boundary; e. 5m from the General Residential Area boundary; f. 3m from any vested reserve or Open Space Area; and g. 0m from any internal Light Industrial Area site boundary.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The outlook, privacy, and amenity (including noise) of adjoining sites outside the Light Industrial Area; b. Shading and visual dominance on adjoining sites outside the Light Industrial Area; c. Screening, planting, and landscaping; d. The functional and operational needs of industrial activities; e. Safety and efficiency of the transport network; f. Reverse sensitivity and compatibility of activities; g. Stormwater and surface water; and h. Active and passive recreation.

TSPZ-LIA-S3	Building and major structure height in relation to boundary
1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any boundary that is adjoining any General Residential Area or Open Space Area boundary. **Note:** *All buildings and structures must be contained beneath a line of 45° measured into the site from any point 3m vertically above ground level along any site boundary.*	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The outlook and privacy of adjoining and adjacent properties. b. Shading and visual dominance on adjoining and adjacent properties. c. Screening, planting, and landscaping. d. The functional and operation needs of industrial activities.

TSPZ-LIA-S4	Screening and landscaping
1. Any on-site service area, including rubbish collection areas, and any area for the outdoor storage of goods or materials must (without preventing the provision of entry and exit to the	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:**

site) be fully screened by a fence or landscaping where visible from any: a. Public road; b. Site in the General Residential Area; and c. Site in the Open Space Area - except for construction materials to be used on-site within 12 months.	a. The design, size and location of the service area, outdoor storage or rubbish collection area; b. Streetscape; c. Dust and odour; d. Screening, planting, and landscaping; e. The visual amenity and shading of adjoining General Residential and Open Space sites; and f. The functional and operation needs of industrial activities.

TSPZ-LIA-S5	Fences
1. Fencing adjoining a General Residential Area or Open Space Area boundary is not fortified with barbed wire, any form of electrification or broken glass.	**2. Activity status when compliance not achieved:** Not Applicable

TSPZ-LIA-S6	Scale
1. Any activity ancillary to an industrial activity (including retail, commercial and offices): a. Is located in the same building as the industrial activity; and b. Does not exceed 100m^2 GFA.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The vibrancy and vitality of Dargaville.

TSPZ-LIA-S7	Food and beverage activities
1. The food and beverage activity: a. Does not exceed 100m^2 GFA. b. Is not a drive through facility. c. There is a maximum of two food and beverage activities in the Light Industrial Area.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The vibrancy and vitality of Dargaville.

TSPZ-LIA-S8	Car parking or loading spaces in the Light industrial area
1. Artificial lighting is provided for all parking and loading areas associated with an activity that operates after daylight hours. **2.** The artificial lighting complies with AS/NZS1158 and AS/NZS4282 standards.	**3. Activity status when compliance not achieved:** Not Applicable

Large lot residential area standards within the Trifecta special purpose zone

TSPZ-LLRA-S1	Buildings and structures height
1. The maximum building height and structure height is 6m above natural ground level calculated using the rolling height method.	**2. Activity status when compliance not achieved:** Not Applicable

TSPZ-LLRA-S2	Buildings and major structures setbacks
1. All buildings and major structures are set back at least:	**2. Activity status when compliance not achieved:** Restricted Discretionary

a. 10m from road boundaries; **b.** 6m from side and rear boundaries; **c.** 10m from the Rural zone boundary; and **d.** 3m from any vested reserve or Open Space Area.	**3. Matters over which discretion is restricted:** a. The outlook and privacy of adjoining and adjacent properties; b. Shading and visual dominance on adjoining properties; c. Streetscape character; d. Screening, planting, and landscaping; e. Safety and efficiency of the transport network; f. Reverse sensitivity and compatibility of activities; g. Stormwater and surface water; and h. Active and passive recreation.

TSPZ-LLRA-S3	Buildings and major structures height in relation to boundary
1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any boundary that is not adjoining a road. **2. Compliance Standard:** Measurements can be taken from the furthest boundary when adjoining an access lot/access leg.	**3. Activity status when compliance not achieved:** Restricted Discretionary **4. Matters over which discretion is restricted:** a. The outlook and privacy of adjoining and adjacent properties; b. Shading and visual dominance on adjoining and adjacent properties; and c. Screening, planting, and landscaping.

TSPZ-LLRA-S4	Buildings and major structures coverage
1. The maximum cumulative building and major structure coverage is 25% of the net site area.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. The scale and bulk of buildings and major structures in relation to the site and to the built density enabled by the Large Lot Residential Area; b. The outlook and privacy of adjoining and adjacent properties; c. Visual dominance of buildings and major structures; and d. Screening, planting, and landscaping.

TSPZ-LLRA-S5	Buildings and major structures external finishes
1. The finishes for external surfaces of all buildings and major structures (including above ground water tanks) shall be as follows, referencing Standard BS5252: a. Any hue (colour) from 00-24, provided that: i. The wall colours shall have a reflectance value of no more than 30%; ii. Roof shall have a Reflectance Value rating of no more than 25%; and iii. Colours are within greyness groups A, B or C. **2.** The exterior design and materials of any minor	**7. Activity status when compliance not achieved:** Restricted Discretionary **8. Matters over which discretion is restricted:** a. Landscape character; b. Visual dominance of buildings and major structures; and c. Screening, planting, and landscaping.

residential unit shall replicate (or equivalent) the exterior design and materials of the principal residential unit. **3.** Where any outdoor living court associated with a principal residential unit, minor residential unit or visitor accommodation unit includes perimeter screening: a. The exterior design and materials of the perimeter screening shall replicate (or equivalent) the exterior design and materials of the unit; and b. The finishes for external surfaces of the perimeter screening shall comply with TSPZ-LLRA-S5.1.a. **4.** Service elements of any principal residential unit, minor residential unit or visitor accommodation unit (such as meters or califonts, LPG bottles, recycling and rubbish bins) shall be either: a. Enclosed so that: i. The exterior design and materials of the enclosure replicate (or equivalent) the exterior design and materials of the unit; ii. The finishes for external surfaces of the enclosure comply with TSPZ-LLRA-S5.1.a; or iii. Screened by landscaping. **5.** If any building is constructed on piles, the piles shall be concealed with solid cladding. **6. Compliance standards:** a. 12% of each exterior wall elevation is exempt from TSPZ-LLRA-S5.1.a; and b. Colours within greyness groups D and E are not permitted.	

TSPZ-LLRA-S6	**Principal residential unit**
1. The maximum density is 1 principal residential unit per 4,000m^2 net site area, provided that one principal residential unit is permitted on a site of any size.	**2. Activity status when compliance not achieved:** Not Applicable

TSPZ-LLRA-S7	**Minor residential unit**
1. The maximum density is 1 minor residential unit per principal residential unit on the site. **2.** The nearest distance between the minor residential unit and the principal residential unit shall not exceed 15m. **3.** The maximum GFA of the minor residential unit (including decking and garage areas) is 90m^2. **4.** The minor residential unit shares access with the principal residential unit on the site.	**5. Activity status when compliance not achieved:** Not Applicable

TSPZ-LLRA-S8	Impervious areas
1. The impervious area within the site does not exceed 40% of the net site area.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-LLRA-S9	Fences
1. The fence: a. Does not exceed a maximum height above ground level of: i. 1.5m; or ii. 2m for any fence specifically required for the control of stock such as deer; b. Is constructed of visually permeable materials such as post and wire or post and rail; c. Except for wire, has a natural timber finish or complies with colour standard TSPZ-LLRA-S5.1.a; and d. Is not fortified with broken glass. Is not fortified with any form of electrification or barbed wire except for stock exclusion purposes.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Shading and visual dominance on adjoining properties; b. Urban design and passive surveillance; c. Landscape and visual character and amenity; d. Screening, planting, and landscaping; e. Health and safety; and f. Control of stock.

TSPZ-LLRA-S10	Exterior lighting
1. Exterior lighting, including security lights, shall be fully shielded or pointing downwards to confine light spill to the immediate curtilage of the building. 2. Security lights shall be fitted with a timer.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The safety and efficiency of the transport network; b. Pedestrian and cyclist safety and navigability; c. Landscape and visual character and amenity; and d. Screening, planting, and landscaping.

TSPZ-LLRA-S11	Outdoor areas of storage or stockpiles
1. Is screened from view from adjacent public places and surrounding sites, except for construction materials to be used on-site within 12 months.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Dust and odour; b. Landscape and visual character and amenity; and c. Screening, planting, and landscaping.

TSPZ-LLRA-S12	Home business
1. The activity is undertaken within a principal residential unit, minor residential unit or accessory building on the site. 2. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles.	7. **Activity status when compliance not achieved:** Not Applicable

3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 15% of the total gross floor area of all buildings on the site. 5. The total area of signage is less than 0.25m^2 per site. 6. There is no illuminated or moving signage.	

TSPZ-LLRA-S13	Primary production activity
1. The activity does not include mining, quarrying or forestry activities, or Intensive Indoor Primary Production.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-LLRA-S14	Visitor accommodation
1. The activity is undertaken within a residential unit, minor residential unit or accessory building on the site. 2. Each visitor accommodation unit provides an outdoor living court of at least 6m2 and at least 1.8m depth. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 15% of the total gross floor area of all buildings on the site. 5. The total area of signage is less than 0.25m^2 per site. 6. There is no illuminated or moving signage. 7. The activity does not include mining, quarrying or forestry activities, or Intensive Indoor Primary Production.	8. **Activity status when compliance not achieved:** Not Applicable

General residential area standards within the Trifecta special purpose zone

TSPZ-GRA-S1	Minor structures
1. Water tanks are not visible from the street (inground, located in rear yards, or screened). **Note:** *Minor Structures include water tanks not exceeding 35,000L.*	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. Streetscape character anticipated within the General Residential Area; b. Visual dominance; and c. Screening, planting, and landscaping.

TSPZ-GRA-S2	Building and major structure height
1. The maximum building and major structure height is 8m above ground level.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The amenity of adjoining sites.; and b. Visual dominance

TSPZ-GRA-S3	Building and major structure setbacks
1. Buildings and major structures are set back at least: a. 10m from Awakino Point North Road; b. 3m from other road boundaries; c. 1m from laneway boundaries; and d. 1m from side and rear boundaries, except for: i. 0m where there is common wall between two buildings on adjacent sites; ii. 0m for non-habitable buildings and major structures, and non-habitable rooms of buildings, for a maximum length of 7.5m on a single side or rear boundary and a maximum total length of 10.5m on all side and rear boundaries, provided they are setback at least 2.5m from habitable rooms on any other site; and e. 3m from any Light Industrial Area, Neighbourhood Centre Area or Large Lot Residential Area boundary; f. 3m from any vested reserve or Open Space Area; and g. 20m from the Rural zone boundary. 2. **Compliance standards:** a. Residential units may be detached or attached, whether on a single site or on adjacent sites.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The outlook, privacy and amenity of adjoining sites; b. Shading and visual dominance on adjoining sites; c. Streetscape character anticipated within the General Residential Area; d. Safety and efficiency of the adjacent transport network; e. Screening, planting, and landscaping; f. Reverse sensitivity and compatibility of activities; g. Stormwater and surface water; and h. Active and passive recreation.

TSPZ-GRA-S4	Building and major structure height in relation to boundary
1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any side or rear boundary, except any boundary: a. Where there is a common wall between two buildings on adjacent sites; b. Adjoining the Light Industrial Area or Neighbourhood Centre Area; c. Adjoining an Open Space Area site that is: i. At least 2,000m^2 in area; and ii. At least 20m in each dimension. 2. **Compliance Standard:** a. Measurements can be taken from the	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. The outlook and privacy of adjoining and adjacent properties; b. Shading and visual dominance on adjoining and adjacent properties; and c. Sunlight access to outdoor areas and habitable rooms on adjoining sites.

furthest boundary when adjoining an access lot.	

TSPZ-GRA-S5	Outdoor living court
1. Every residential unit: a. With one or more habitable rooms at ground floor level provides an outdoor living court of which at least 20m^2 has a minimum depth of 4m; and b. With all habitable rooms above ground floor provides an outdoor living court of which at least 8m^2 has a minimum depth of 2m. 2. The outdoor living court is able to receive direct sunlight for at least 5 hours on the winter solstice over at least 50% of the minimum space required.	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Appropriate privacy and amenity of the occupants on-site; b. Sufficient sunlight access to outdoor living spaces within the site; and c. The proximity of the site to communal open space (within the site) or public open space (outside the site) that has the potential to mitigate any lack of private outdoor living space, or lack of sunlight.

TSPZ-GRA-S6	Impervious areas
1. The impervious area within the site does not exceed 70% of the net site area.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The extent to which the increased impervious area will affect: i. The ability to control stormwater runoff from the site; ii. Amenity values; and iii. Blue-green Open Space Area.

TSPZ-GRA-S7	Building and major structure coverage
1. The maximum cumulative building and major structure coverage is 50% of the net site area.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The scale and bulk of buildings and major structures in relation to the site and to the anticipated built density of the General Residential Area; b. The outlook and privacy of adjoining and adjacent properties; and c. Visual dominance.

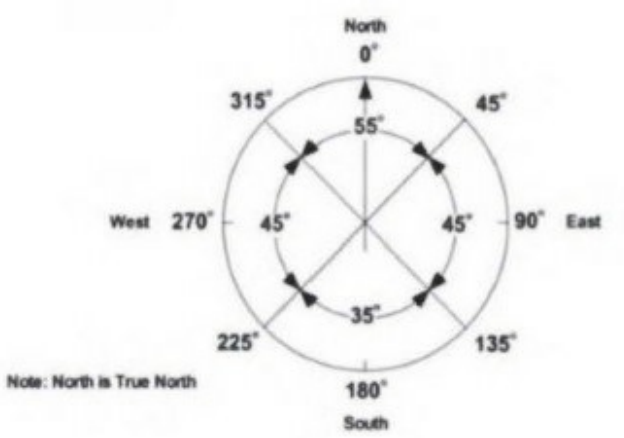
TSPZ-GRA-S8	Fences
1. The fence has a maximum height of 2m above ground level. 2. Fencing within 3m of a road boundary, except any state highway, is at least 50% visually permeable for any portion above 1.2m high. 3. Fencing along a boundary shared with an Open Space Area is at least 50% visually permeable for any portion above 1.5m high.	5. **Activity status when compliance not achieved:** Restricted Discretionary 6. **Matters over which discretion is restricted:** a. The extent to which privacy is provided for residential units, while enabling opportunities for passive surveillance of public places; b. Shading and visual dominance effects to immediate neighbours and the street; and c. Health and safety effects.

4. The fence is not fortified with broken glass, any form of electrification or barbed wire.	

TSPZ-GRA-S9	**Outdoor areas of storage or stockpile**
1. The outdoor area of storage (including service areas for rubbish and recycling collection) or stockpile is screened from view from adjacent public places and the Neighbourhood Centre Area, Large Lot Residential Area and Open Space Area, except for construction materials to be used onsite within 12 months.	**2. Activity status when compliance not achieved:** Restricted Discretionary **3. Matters over which discretion is restricted:** a. Dust and odour; and b. Visual amenity.

TSPZ-GRA-S10	**Residential density**
1. One residential unit is permitted on a site of any size. **2.** The maximum density is one residential unit per 500m^2 average gross site area. **3.** There are no more than two residential units per site, except where TSPZ-GRA-R15 - Retirement village or TSPZ-GRA-R16 - Multi-unit residential development applies. **4. Compliance standard:** a. Residential units may be detached or attached, whether on a single site or on adjacent sites.	**5. Activity status when compliance not achieved:** Restricted Discretionary **6. Matters over which discretion is restricted:** a. The built density of the General Residential Area, including the average net site area: i. Anticipated by the land use and subdivision rules; and ii. Consented and constructed; and b. The extent to which the density of development is consistent with the anticipated medium density in proximity to the Neighbourhood Centre Area; c. The ability for the site to accommodate incidental activities anticipated within the General Residential Area such as parking (if it is to be provided), manoeuvring, rubbish and recycling collection, and landscaping; d. Safety and efficiency of the adjacent transport network; e. Capacity and availability of infrastructure; and f. Urban design. **Note:** *Any application shall comply with information requirement TSPZ-GRA-REQ1.*

TSPZ-GRA-S11	**Residential unit**

1. Every residential unit: a. Provides a net floor area of at least: i. 35m^2 for residential units with only one habitable room; ii. 45m^2 for residential units with more than one habitable room; ans b. Is separated from any other detached residential unit by at least: i. 3m; ii. 6m where there is an outdoor living court between the residential units; and c. Provides a living area with a window that faces to the north (between 270° and 90° as shown in Figure 1 below):  2. There is a separation distance of at least 6m from any window in a habitable room to a window of a habitable room in a separate residential unit where there is a direct line of sight between the windows. 3. **Compliance Standard:** a. Residential units may be detached or attached, whether on a single site or on adjacent sites.	4. **Activity status when compliance not achieved:** Restricted Discretionary 5. **Matters over which discretion is restricted:** a. The design, size and layout of buildings to provide appropriate privacy, amenity and sunlight for occupants on-site; and b. Urban design. 6. **Information Requirement**: a. Any application shall comply with information requirement TSPZ-GRA-REQ1.

TSPZ-GRA-S12	**Traffic movement**
1. The activity generates less than 20 traffic movements per site, per day.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-GRA-S13	**Home business**
1. The activity is undertaken within a residential unit or accessory building on the site. 2. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 20% of	8. **Activity status when compliance not achieved:** Not Applicable

the total gross floor area of all buildings on the site. **5.** The home business does not involve the repair, restoration or maintenance of motor vehicles. **6.** The total area of signage is less than 0.25m^2 per site. **7.** There is no illuminated or moving signage.	

TSPZ-GRA-S14	Visitor accommodation
1. The activity is undertaken within a residential unit or accessory building on the site. **2.** Each visitor accommodation unit provides an outdoor living court of at least 6m^2 and at least 1.8m depth. **3.** In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. **4.** The activity does not exceed the use of 20% of the total gross floor area of all buildings on the site. **5.** The total area of signage is less than 0.25m^2 per site. There is no illuminated or moving signage.	**6. Activity status when compliance not achieved:** Not Applicable

Neighbourhood centre area standards within the Trifecta special purpose zone

TSPZ-NCA-S1	Buildings and major structures height
1. The maximum building height and major structure height is 8m above ground level. **2.** The minimum internal ceiling height is 3.5m.	**3. Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S2	Buildings and major structures setbacks
1. All buildings and major structures are set back: a. At least 3m from any General Residential Area or Large Lot Residential Area boundary; b. A maximum of 0.5m from road boundaries at ground floor for the entire length of the street frontage for any front site, except for: i. One setback of a maximum of 1.5m for a maximum width of 2.5m to allow for a recessed pedestrian entrance; and ii. 3m from any vested reserve or Open Space Area.	**2. Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S3	Buildings and major structures height in relation to boundary

1. Buildings and major structures do not exceed a height equal to 3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any General Residential Area, Large Lot Residential Area or Open Space Area boundary.	2. **Activity status when compliance not achieved:** Restricted Discretionary 3. **Matters over which discretion is restricted:** a. The outlook and privacy of adjoining and adjacent properties; and b. Shading and visual dominance on adjoining and adjacent properties.

TSPZ-NCA-S4	**Building frontages**
1. At least 65% of the building frontage at ground floor is clear glazing. 2. The main pedestrian entrance is provided within 3m of the site frontage. 3. There are no roller doors (except security grilles which allow views from the street into the premise) along the site frontage.	4. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S5	**Fences**
1. The fence is: a. Not along the site frontage; and b. Along the site frontage and is required by a by-law or for public health and safety. 2. Fencing within 1m of any side or rear boundary is no higher than 2m. 3. The fence is not fortified with broken glass, any form of electrification or barbed wire.	4. **Activity status when compliance not achieved:** Restricted Discretionary 5. **Matters over which discretion is restricted:** a. Shading and visual dominance on adjoining properties; b. Passive surveillance; c. Streetscape character and amenity; and d. Health and safety.

TSPZ-NCA-S6	**Verandahs**
1. All buildings fronting a road, except buildings for Community Activities, provide a verandah: a. Along at least 90% of the frontage of the building; b. That is at least 3m above the footpath and no more than 4m above the footpath; c. That has a minimum width of 1.5m and a maximum width of 2.5m; d. That is set back at least 0.6m from the kerb line; and e. That has a maximum facia height of 0.5m.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S7	**Outdoor areas of storage or stockpiles and screening**
1. The outdoor area (including service areas for rubbish and recycling collection) is screened from view from adjacent public places and the General Residential Area, Large Lot Residential Area and Open Space Area, except for construction materials to be used on-site within 12 months.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S8	**Residential unit**

1. The maximum density is 1 residential unit per site. 2. The residential unit must be located above ground floor level. 3. Every residential unit provides a net floor area of at least: a. 35m^2 for residential units with only one habitable room; and b. 45m^2 for residential units with more than one habitable room. 4. Every 1 bedroom residential unit provides an outdoor living court of at least 4m2 and at least 1.5m depth. 5. Every 2+ bedroom residential unit contains an outdoor living court of at least 8m^2 and at least 2.4m depth.	6. **Activity status when compliance not achieved:** Restricted Discretionary 7. **Matters over which discretion is restricted:** a. The design, size and layout of buildings to provide appropriate privacy and amenity for occupants on site; b. The proximity of the site to communal or public open space that has the potential to mitigate any lack of private outdoor living space; c. Active frontages and streetscapes; and d. The effect of residential units on the availability of land in the Neighbourhood Centre Area for commercial and community activities. e. **Compliance standard:** i. Any application shall comply with information requirement TSPZ-GRA-REQ1.

TSPZ-NCA-S9	Gross floor area
1. Any individual activity is less than the following gross floor area per site: a. Commercial Activity: 200m^2; and b. Community Activity: 300m^2.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S10	Associated outdoor area
1. Any associated outdoor area is: a. Less than 500m^2; and b. Not located between the front of the building and the road.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S11	Hours of operation
1. Any activity located within 50m of a General Residential Area or Large Lot Residential Area boundary does not operate or open for visitors, clients, deliveries or servicing outside the hours of 06:00 to 22:00.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-NCA-S12	Home business
1. The activity is undertaken within a residential unit or accessory building on the site. 2. The activity does not include, before 08:00 or after 18:00 on any day, the operation of machinery, receiving customers or the loading or unloading of vehicles. 3. In addition to the resident principal operator, the activity has no more than two other persons engaged in providing the activity. 4. The activity does not exceed the use of 20% of the total gross floor area of all buildings on the site.	8. **Activity status when compliance not achieved:** Not Applicable

5. The home business does not involve the repair, restoration or maintenance of motor vehicles. 6. The total area of signage is less than 0.25m^2 per site. 7. There is no illuminated or moving signage.	

Open space area standards within the Trifecta special purpose zone

TSPZ-OSA-S1	Buildings and structures height
1. The maximum building height and major structure height is 8m above ground level.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-OSA-S2	Buildings and major structures setbacks
1. Buildings and major structures comply with the building and major structure setback rule of the adjoining Area or Zone closest to the building or major structure. 2. **Compliance Standard:** a. TSPZ-OSA-S2.1 does not apply where the adjoining Area or Zone is Open Space Area.	3. **Activity status when compliance not achieved:** Not Applicable

TSPZ-OSA-S3	Buildings and major structures height in relation to boundary
1. Buildings and major structures comply with the building and major structure height in relation to boundary rule of the adjoining Area or Zone closest to the building or major structure. 2. **Compliance Standard:** a. TSPZ-OSA-S3.1 does not apply where the adjoining area or zone is Open Space Area.	3. **Activity status when compliance not achieved:** Not Applicable

TSPZ-OSA-S4	Building coverage
1. The coverage of any individual building or structure does not exceed 50m^2. 2. The cumulative coverage of all buildings does not exceed 5% of the net site area.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-OSA-S5	Impervious areas
1. The impervious area within the site does not exceed 15% of the net site area.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-OSA-S6	Outdoor areas of storage or stockpiles
1. The outdoor area of storage or stockpile is screened from view from adjacent public places and surrounding General Residential Area, Large Lot Residential Area, Neighbourhood Centre Area and Open Space Area, except for construction	2. **Activity status when compliance not achieved:** Not Applicable

materials to be used within 12 months.	

Subdivision standards within the Trifecta special purpose zone

TSPZ-SUB-S1	Subdivision into super lots
1. The subdivision spatially accords with the Area boundaries shown on the Trifecta Development Area Plan. **2.** Any super lot for the Neighbourhood Centre Area (including or excluding the Hauora Open Space Area) spatially aligns with the relevant Area boundaries depicted in the Amended Trifecta Development Area Plan. approved under rule TSPZ-LU-R3 Any Activity and TSPZ-LU-S3 Hauora Hub. **3.** Super lots are created for any one or any combination, of the following spatial areas: a. Light Industry Area; b. Large Lot Residential Area; c. Hillside Open Space Area; d. General Residential Area; e. Neighbourhood Centre Area; f. Hauora Open Space Area (minimum area of 3,500m^2); and g. Neighbourhood Open Space Area (minimum area of 500m^2). **4.** Any application for a super lot for the Large Lot Residential Area is accompanied by statements confirming that access to the Large Lot Residential Area from Awakino Point North Road does not compromise development of the General Residential Area, Neighbourhood Centre Area and Hauora Open Space Area, provided from a suitably qualified and experienced: a. Traffic engineer; and b. Urban designer. **5.** Compliance Standard: Subdivision of super lots is exempt from all other subdivision rules in the Trifecta special purpose zone chapter provided that the super lot has road frontage. **Note 1:** *The purpose of super lots is to facilitate staging of development.* **Note 2:** *A subdivision application for one or more super lots may be combined with an application under rule TSPZ-LU-R3 - Any Activity.* **Note 3:** *A super lot may incorporate more than one spatial area into a single lot (for example, the General Residential Area together with the Neighbourhood Centre Area).*	**6. Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S2	Subdivision in the large lot residential area
1. Every allotment: a. Has a gross site area of at least 4,000m² minimum; and b. Can contain a circle with a diameter of 16m, or a square of at least 14m by 14m.	**2. Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S3	Controlled activity subdivision in the general residential area
1. The gross site area is at least: a. 400m^2 minimum; and b. 500m^2 average. **2.** Every allotment can contain a rectangle of at least 8m by 15m. **3.** The allotment contains an identified building area of at least 100m^2 within which a residential unit can be built so there is compliance with the permitted activity standards for the General Residential Area. **4.** A No Complaints covenant regarding existing or permitted activity land based primary production activities is proposed to be registered on the Certificates of Title of allotments when located within 30m of Awakino Point North Road or 50m of the north-eastern boundary of the Trifecta special purpose zone.	**5. Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S4	Restricted discretionary subdivision in the general residential area
1. The gross site area is at least: a. 300m^2 minimum; and b. 500m^2 average. **2.** Every allotment can contain a rectangle of at least 8m by 15m. **3.** The allotment contains an identified building area of at least 100m^2 within which a residential unit can be built so there is compliance with the permitted activity standards for the General Residential Area. **4.** A No Complaints covenant regarding existing or permitted activity land based primary production activities is proposed to be registered on the Certificates of Title of allotments when located within 30m of Awakino Point North Road or 50m of the north-eastern boundary of the Trifecta special purpose zone.	**5. Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S5	Subdivision in the neighbourhood centre area
1. Every allotment: a. Can contain a rectangle of at least 8m by 15m; and b. Has a minimum frontage width of 14m.	**2. Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S6	Subdivision in the light industrial area
1. Every allotment has a gross site area greater than 500m^2.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S7	Subdivision in the open space area
1. The subdivision is a boundary adjustment and no additional allotments are created. 2. The minimum size of the Neighbourhood Open Space Area is 500m^2. 3. The minimum size and shape of the Hauora Open Space Area is 3,500m^2 in an approximate rectangle shape of 70m by 50m.	4. **Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S8	Subdivision of existing buildings or major structures
1. The land contains existing buildings or major structures and the boundaries of the proposed allotments result in compliance with the relevant area permitted activity standards for building and major structure setback, building coverage, impervious areas, outdoor living court, and height in relation to boundary.	2. **Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S9	Subdivision of consented residential units
1. The subdivision is of land in the General Residential Area. 2. The subdivision enables the creation of allotments for residential units that have an approved land use consent authorising two or more residential units per site, a multi-unit residential development or a retirement village.	3. **Activity status when compliance not achieved:** Not Applicable

TSPZ-SUB-S10	Access
1. Every allotment proposes legal access to Awakino Point North Road. 2. No allotment proposes direct access to State Highway 14. 3. Where subdivision is of any allotment within the Light Industrial Area: a. The intersection of State Highway 14 and Awakino Point North Road is upgraded to a T intersection; b. Awakino Point North Road is sealed from State Highway 14 to the entrance to the Light Industrial Area; and c. The subdivision provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential Area. 4. Where subdivision is of any allotment within the General Residential Area:	5. **Activity status when compliance not achieved:** Restricted Discretionary 6. **Matters over which discretion is restricted:** a. TSPZ-SUB-MAT1 - Matters of control and discretion; b. Efficient and effective transport network; c. Traffic safety in relation to site ingress and egress; d. Pedestrian and cyclist safety and navigability; e. Consistency with an approved access plan under rule TSPZ-LU-R3 - Any activity and TSPZ-LU-S4 Transport; f. Urban design and streetscape character and amenity in the General Residential Area, Neighbourhood Centre Area and Hauora Open Space Area; g. Whether an intersection upgrade is warranted by the scale of the subdivision and volume of traffic generated;

a. The intersection of State Highway 14 and Awakino Point North Road is upgraded to a T intersection; b. A pedestrian and cycle link from the intersection of State Highway 14 and Awakino Point North Road to Tuna Street is provided; c. An access plan for the General Residential Area, Neighbourhood Centre Area and Large Lot Residential Area (including connections between the pedestrian and cycle link, the site, and the Blue-Green OSA) is prepared by a suitably qualified and experienced transportation engineer, or the access proposed in the subdivision is consistent with the access plan approved under rule TSPZ-LU-R3 - Any activity and TSPZ-LU-S4 Transport; and d. The access plan provides for a slow street or pedestrian connection between the Light Industrial Area and the General Residential area. e. Any allotment in the General Residential Area fronting a Primary Access Road: i. With frontage of less than 18m is proposed to be accessed by a rear lane, except for allotments where the rear boundary adjoins the Light Industrial Area or Awakino Point North Road. ii. Which gains vehicle access from the Primary Access Road is limited to a single width vehicle crossing, except for attached residential units which may share a double width vehicle crossing provided that 12m of frontage is uninterrupted by vehicle crossings. iii. Every allotment provides for emergency service response access. f. Awakino Point North Road is sealed from State Highway 14 to the furthest entrance to the General Residential Area, Neighbourhood Centre Area and Large Lot Residential Area.	h. Consideration of street trees and entrance treatments for the Awakino Point North Road entrances; and i. Results of any consultation with Tangata Whenua with respect to street naming.

TSPZ-SUB-S11	Three Waters
1. Any allotment in the Large Lot Residential Area is connected to on-site wastewater and on-site water supply. **2.** Any allotment in the Light Industrial Area and Neighbourhood Centre Area is connected to reticulated wastewater and reticulated water supply. **3.** Every allotment in the General Residential Area is connected to reticulated wastewater and reticulated water supply, on-site water supply or	**5. Activity status when compliance not achieved:** Restricted Discretionary **6. Matters over which discretion is restricted:** a. TSPZ-SUB-MAT1 - Matters of control and discretion; b. The capacity of the existing reticulated wastewater and water supply network; c. Whether the servicing needs of the proposal require upgrades to existing infrastructure; d. Feasibility of connection to and logical

a combination of reticulated and on-site water supply. **4.** A Stormwater and Freshwater Management Plan is prepared by a suitably qualified and experienced engineer to delineate the Blue-green Network and the Blue-green Open Space Area/s, or the stormwater and freshwater management proposed in the subdivision is consistent with the Stormwater and Freshwater Management Plan approved under rule TSPZ-LU-R3 - Any activity and TSPZ-LU-S5 - Three Waters. **Note 1:** *The approved Stormwater and Freshwater Management Plan will update the Trifecta Development Area Plan and fix the boundary of the Blue-green Open Space Area. The Open Space Area rules will then apply in the fixed locations.* **Note 2:** *The Blue-green Network will potentially extend across many parts of the Trifecta special purpose zone. When located on public land, the Blue-green Network will be vested in Council as the Blue-green Open Space Area. When located on private land, the Stormwater and Freshwater Management Plan will make recommendations for management.* **Note 3:** *The Stormwater and Freshwater Management Plan will be prepared with input from a suitably qualified and experienced ecologist including the identification and management of any "natural inland wetland" and any other water body (such as intermittent streams) in accordance with the National Policy Statement for Freshwater Management.*	extension of the existing reticulated wastewater and water supply network; e. Provision of wastewater collection, treatment and disposal; f. The efficient provision of services within the Trifecta special purpose zone to any future development stage; g. Effects on environmental and cultural values from the management and discharge of stormwater and wastewater; h. The provision of integrated low impact or water sensitive stormwater design; i. Consistency with an approved Stormwater and Freshwater Management Plan under rule TSPZ-LU-R3 - Any activity and TSPZ-LU-S5 - Three Waters; and j. The degree to which Te Mana o te Wai is given effects to, consistent with the National Policy Statement for Freshwater Management.

TSPZ-SUB-S12	**Electricity and telecommunications**
1. The land is within the Large Lot Residential Area, General Residential Area or Neighbourhood Centre Area and every allotment is provided with: a. An underground connection or easements to secure connection to a reticulated electrical supply system at the boundary of the allotment; and b. A connection, or the ability to connect to a wireless, above ground, or underground telecommunications system. **2.** The land is within the Light Industrial Area and every allotment is provided with: a. A connection to a reticulated electrical supply system at the boundary of the allotment; and the electrical supply is underground; and b. A connection, or the ability to connect to a wireless, above ground, or underground telecommunications system.	**4. Activity status when compliance not achieved:** Restricted Discretionary **5. Matters over which discretion is restricted:** a. TSPZ-SUB-MAT1 - Matters of control and discretion item 6.

3. The most efficient route for electrical supply to any allotment(s) is across other allotments or other land owned by the subdivider, and easements are provided to secure the route.	

TSPZ-SUB-S13	Lighting
1. Artificial lighting is provided for all streets, walkways, cycleways and roads created by the subdivision. 2. The artificial lighting complies with the AS/NZS1158 series of standards. **Note:** *Lighting and traffic signals which are to be vested in Council or NZ Transport Agency may also require additional approvals to be obtained from the relevant roading department authority in relation to design and construction.*	3. **Activity status when compliance not achieved:** Restricted Discretionary 4. **Matters over which discretion is restricted:** a. Amenity and character of the Trifecta special purpose zone and surrounding environment; and b. Traffic and pedestrian safety.

Noise standards within the Trifecta special purpose zone

TSPZ-NOISE-S1	Noise limits in Trifecta special purpose zone	
General Residential Area and Large Lot Residential Area	1. Noise from the site does not exceed the following limits, as measured either at or within any other site in the General Residential Area, Large Lot Residential Area, other Residential zone, or Neighbourhood Centre Area, or within the notional boundary of a dwelling in a Rural or Māori Purpose zoned site: a. 7:00am - 7:00pm: 50 dB LA_{eq}. b. 7:00pm — 10:00pm (Mon-Sat) and 7:00am — 10:00pm (Sundays and Public Holidays): 45 dB LA_{eq}. c. 10:00pm — 7:00am (any day): 40dB LA_{eq} and 70dB LAF_{max}.	4. **Assessment Criteria:** a. Maximum level of noise likely to be generated; b. The noise environment of the locality in which the activity is proposed; c. Effect on adjoining or adjacent residential dwellings; d. Length of time for which the specified noise standard will be exceeded; e. Likely adverse effects beyond the site; f. Effects on character and amenity beyond the site; g. Alternative methods to avoid noise generation; h. Mitigation measures to reduce noise generation; and i. Prevailing wind direction.
Light Industrial Area	2. Noise from the site does not exceed the following limits: a. As measured within the boundary of any other site in the Light Industrial Area: i. 75dB LAF_{max}. b. As measured within any other site in the General Residential Area, Large Lot Residential Area, other Residential zone, or Neighbourhood Centre Area, or within the notional boundary of a residential activity in a Rural or Maori purpose zoned site: i. 7:00am - 7:00pm (Mon-Sat): 55 dB LA_{eq}; ii. 7:00pm - 10:00pm (Mon-Sat), and	

	7:00am to 10:00pm (Sunday and Public Holidays): 50 dB LA_{eq}; and iii. 10:00pm - 7:00am (any day): 45 dB LA_{eq} and 75 dB LAF_{max}.	
Neighbourhood Centre Area	**3.** Noise from the site does not exceed the following limits, as measured within any other site in the Neighbourhood Centre Area, General Residential Area, Large Lot Residential Area, other Residential zone, or within the notional boundary of a dwelling in a Rural or Maori purpose zoned site: a. 7:00am - 7:00pm: 55 dB LA_{eq}; b. 7:00pm - 10:00pm (Mon-Sat) and 7:00am - 10:00pm (Sundays and Public Holidays): 50 dB LA_{eq}; and c. 10:00pm - 7:00am (any day): 45 dB LA_{eq} and 75 dB LAF_{max}.	

TSPZ-NOISE-S2	**Construction noise and temporary activities in the Trifecta special purpose zone**
1. Noise from construction and Temporary Activities on the site does not exceed the limits in TSPZ-NOISE Table 1.	**2. Assessment Criteria:** a. Maximum level of noise likely to be generated; b. The noise environment of the locality in which the activity is proposed; c. Effect on adjoining or adjacent residential dwellings; d. Length of time for which the specified noise Standard will be exceeded; e. Likely adverse effects beyond the site; f. Effects on character and amenity beyond the site; g. Alternative methods to avoid noise generation; h. Mitigation measures to reduce noise generation; and i. Prevailing wind direction.

TSPZ-NOISE-S3	**Construction vibration in the Trifecta special purpose zone**
1. Vibration from construction on the site does not exceed the limits in DIN 4150-3:2016 Vibrations in Buildings - Part 3 Effects on Structures.	**2. Assessment criteria:** a. Maximum level of vibration likely to be generated; b. Risk to building damage; c. Alternative methods to avoid vibration damage; and d. Mitigation measures to reduce vibration damage.

TSPZ-NOISE-S4	**Measure and assessment of construction vibration in the Trifecta special purpose zone**
1. Vibration is measured in accordance with the guidelines and reference documents within DIN	**2. Activity status when compliance not achieved:** Not Applicable

4150-3:2016 Vibrations in Buildings — Part 3 Effects on structures.	

TSPZ-NOISE-S5	Operational vibration in the Trifecta special purpose zone

1. Vibration from the activity does not exceed the following average levels:

a. Within a dwelling on any adjacent site in the General Residential Area or Rural zone:

Time	Maximum Weighted Vibration Level (Wb or Wd)	Maximum Instantaneous Weighted Vibration Level (Wb or Wd)
Monday to Saturday 7.00am - 6.00pm	0.045 m/s^2	1.0 m/s^2
All other times	0.015 m/s^2	0.05 m/s^2

b. Within a dwelling on any adjacent site in the General Residential Area or Rural zone:

Time	Maximum Weighted Vibration Level (Wb or Wd)	Maximum Instantaneous Weighted Vibration Level (Wb or Wd)
At all times	0.06 m/s^2	2.0 m/s^2

2. Assessment criteria:

a. Maximum level of vibration likely to be generated;
b. Risk to building damage;
c. Alternative methods to avoid vibration damage; and
d. Mitigation measures to reduce vibration damage.

TSPZ-NOISE-S6	Measurement and assessment of operational vibration in the Trifecta special purpose zone

1. Vibration levels shall be measured and assessed according to according to British Standard BS6841:1987.

2. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes.

3. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying a building on an adjacent site.

4. Activity status when compliance not achieved: Not Applicable

Light standards within the Trifecta special purpose zone

TSPZ-LIGHT-S1	Artificial lighting in the Trifecta special purpose zone

1. The artificial lighting is shielded or a suitable luminaire optic deployed, so that light emitted by the luminaire is projected below a horizontal plane running through the lowest point on the fixture.

2. The light is static and is not moving or flashing.

8. Activity status when compliance not achieved: Not Applicable

3. Artificial lighting located in any Open Space Area complies with the AS/NZS 1158 and AS/NZS4282 standards. **4.** The added illuminance onto any other site or a road reserve, measured at the boundary, does not exceed the following limits: a. Artificial lighting measured at the receiving allotment boundary with a road reserve - 15 Lux; and b. Artificial lighting measured at the receiving allotment boundary other than with a road reserve - 10 Lux. **5.** Unless specified otherwise, lighting shall be measured by calculation with a proprietary lighting design programme which details the direct, horizontal and vertical plane illuminance with a maintenance factor set at 1.0 at any point and height of an adjacent property boundary. **6.** The light intensity shall be measured by calculation with a proprietary lighting design programme at a height of 1.5 metres above ground level at any point on the adjacent property boundary. **7.** Road lighting and lighting for Open Space Areas and pedestrian areas shall be calculated in accordance with the methods described in the AS/NZS 1158 series of standards or alternative method of compliance certified in a statement by a suitably qualified and experienced professional (e.g. Chartered Professional Engineer). **Note 1:** *The limits identified do not apply to internal allotment boundaries where multiple allotments are held in the same ownership.* **Note 2:** *Any artificial road lighting, health and safety or navigational artificial lighting is not required to comply with TSPZ-LIGHT-R1.*	

TSPZ-LIGHT-S2	Artificial road lighting in the Trifecta special purpose zone
1. The artificial lighting is erected by a road controlling authority (or their authorised representative). **2.** The artificial lighting is for the purpose of traffic control or public safety. **3.** The artificial lighting is located within the road reserve. **4.** The artificial lighting complies with the AS/NZS 1158 series of standards. **Note:** *Road lighting includes street lighting and illuminated traffic signals*	**5. Activity status when compliance not achieved:** Not Applicable

TSPZ-LIGHT-S3	Health and safety or navigational artificial lighting in the Trifecta special purpose zone
1. Artificial lighting is required for health and safety purposes and complies with the requirements of the relevant standards or legislation. 2. Artificial lighting which is a navigational aid or installation is erected or constructed by the relevant authority (or their authorised representative) and operated in accordance with the relevant legislation. **Note:** *Navigational aids may be provided by but are not limited to the following authorities: Maritime New Zealand, Civil Aviation Authority, a Regional Council or a District Council.*	3. **Activity status when compliance not achieved:** Not Applicable

Temporary activities standards within the Trifecta special purpose zone

TSPZ-TEMP-S1	Temporary activities in the Trifecta special purpose zone
1. Temporary Activities, including the use of buildings and any temporary structures: a. Do not occupy any site for more than a total of five days per calendar year (inclusive of the time required for establishing and removing all structures and activities associated with the use); b. The number of people attending the event at any one time does not exceed 200 persons when the activity is undertaken outside; and c. Any associated electronically amplified entertainment: i. Does not commence before 10am on any day; and ii. Is completed by 10pm on the day of the event or 12.00pm on Fridays and/or Saturdays or 1:00am the following day when the event occurs on New Year's Eve; and d. Occur no more than five times in any one calendar year at any one location of adjacent sites; and e. Any fixed exterior lighting associated with Temporary Activities shall be directed away from adjacent residential sites and public roads.	2. **Activity status when compliance not achieved:** Not Applicable

Subdivision matters of control and discretion in the Trifecta special purpose zone

TSPZ-SUB-MAT1	Matters of control and discretion
1. The design, size, shape, gradient and location of any allotment. 2. The location of vehicle crossings, access or rights-of-way and proposed allotment boundaries.	

3. Location of existing buildings, access and manoeuvring, and private open space.

4. The location of proposed allotment boundaries and building areas so as to avoid potential conflicts between incompatible land use activities, including reverse sensitivity effects, and any measures proposed to avoid remedy or mitigate those effects.

5. The location of proposed allotment boundaries, building areas and access ways or rights-of-way so as to avoid sites of historic heritage and archaeological sites.

6. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure (including for emergency service responses), and how any adverse effects on existing infrastructure are managed.

7. The protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future infrastructure.

8. The provision of reserves and Open Space, including Neighbourhood Open Space and Blue-Green Open Space.

9. Avoidance or mitigation of natural or man-made hazards.

10. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential effects on the accessibility and safety of transport networks.

11. The results of any consultation with Tangata Whenua including conditions with respect to an Accidental Discovery Protocol.

Trifecta special purpose zone — general residential area information requirements

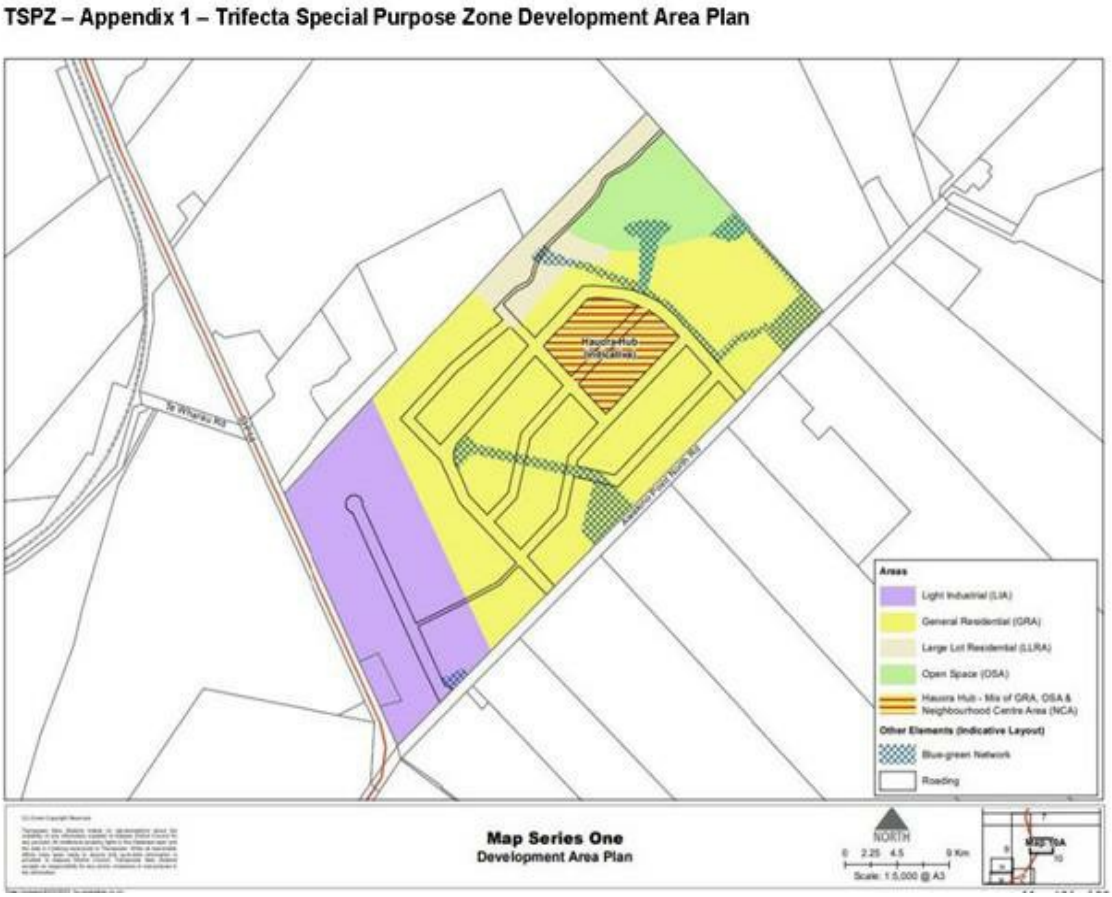
TSPZ-GRA-REQ1	Information requirement - urban design and density

1. All applications for resource consent pursuant to TSPZ-GRA-S10 - Residential density and TSPZ-GRA-S11 - Residential unit shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
    a. An assessment (relative to the scale of the proposal) of how it contributes both to the surrounding General Residential Area and internal development area, and is consistent with the Hauora concept (community health and wellbeing) and best practice urban design, including:
        i. The context and character of the surrounding General Residential Area;
        ii. Any proposed measures to facilitate active transport infrastructure including pedestrian, cyclist and vehicular movements and the appropriate infrastructure and network connections for these modes;
        iii. The relationship of the proposed development to public places, including Open Space, and any proposed measures to avoid or mitigate adverse effects on adjacent public places and residential sites;
        iv. How low impact urban design principles have been applied to the design of the Blue-Green Network, including through the use of passive systems for stormwater management;
        v. Any proposed strategies to incorporate design elements that emphasise Tangata Whenua connection to land and accessibility to public or shared amenities within the site and external to site; and
        vi. Walkability and accessibility to public or shared amenities within the site and external to site;
        vii. Relationship between neighbouring residential units on the same site, including:
            1. Appropriate privacy and amenity for occupants, including sunlight access to interior living space, landscaping, outlook and passive surveillance to the street;
            2. Sufficient sunlight access to private outdoor living spaces (or shared open space);
            3. Overall contribution to character of built form including variation, materiality and scale; incidental/ ancillary service areas (e.g. drying laundry);
            4. Placement of rubbish and recycling bins; and
            5. On-site low impact design considerations; and

b. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council; and
c. Any consultation, engagement or co-design undertaken with Tangata Whenua and a summary of the results of that process.

Note:
Best practice urban design guidance is contained within Whangarei District Council's Urban Design Guidelines and within Auckland Council's Urban Design Manual.

TSPZ—Appendix 1 — Trifecta special purpose zone development area plan (click on image to enlarge it):



TSPZ-NOISE-Table 1: Noise limits in the Trifecta special purpose zone

Day of Week	Time Period	Typical Duration (dBA)		Short-term Duration (dBA)		Long-term Duration (dBA)	
Weekdays	0630-0730	60	75	65	75	55	75
	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
	2000-0630	45	75	45	75	45	75
Saturdays	0630-0730	45	75	45	75	45	75
	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75
Sundays and	0630-0730	45	75	45	75	45	75

public holidays	0730-1800	55	85	55	85	55	85
	1800-2000	45	75	45	75	45	75
	2000-0630	45	75	45	75	45	75

Designations

Overview

A designation in the district plan identifies land that is to be used for public works and projects by central government and councils, and by some network utility operators such as electricity lines companies.

The organisations who can make designations are called “requiring authorities.” These requiring authorities have designations in this district plan:

Unique Identifier	Requiring Authority
CTS	Channel Terminal Services Limited
FGL	First Gas Limited
KDC	Kaipara District Council
KRH	Kiwi Rail Holdings Limited
MCOU	Minister for Courts
MEDU	Minister of Education
MPOL	Minister of Police
NZTA	New Zealand Transport Authority
NPL	Northpower Limited
TPR	Transpower New Zealand Limited

The Plan includes a chapter for each requiring authority. Within the chapters, each designation is numbered using the unique identifier for the relevant requiring authority. Information is included describing the land, and the works or projects that each designation authorises to take place there. The relevant land is also shown on the Planning Maps.

A designation enables a requiring authority to undertake the designated works on the designated land without the need for resource consent under the district plan. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would prevent or hinder the project or work to which the designation relates.

The zone rules continue to control land uses that are not authorised by the designation. Regional plan rules are not affected by a designation, so regional resource consents must still be obtained from Northland Regional Council where relevant.

The designations in the proposed district plan are not new. In each case, the relevant requiring authority has issued a requirement for the designation to be “rolled over" (carried forward) from the Operative Kaipara District Plan 2013, with or without modifications. The designation chapters identify designations that are proposed to be modified and include the number used in the operative plan for reference.

Notice of Requirement and submissions

The term “notice of requirement” (NOR) is used to describe a request by a requiring authority to include a designation in a District Plan. NORs have immediate interim effect when notified (section 178 of the RMA), stopping activities on the land that would prevent or hinder public work, unless the requiring authority consents.

Submissions can be made on the proposed designations (NORs) in the proposed district plan. Submissions will be heard by Council but after the Hearing any issues will be resolved under the RMA by a different process from submissions on other plan provisions. In summary, Council can make recommendations to requiring authorities, who are able to decide the outcome. When finalised, the NOR becomes a designation in the District Plan.

CTS — Channel Terminal Services Limited

Designation unique identifier	CTS D-1
Designation purpose	Transmission pipeline for the transportation of petroleum products
Site identifier	**Site name:** Marsden to Wiri Petroleum Pipeline **Site description:** The existing petroleum transmission pipeline at the South-eastern boundary between Auckland and Kaipara at Allot NE73 PSH of Oruawharo near Vipond Road and the Whangarei District Council boundary in the North near Artillery and Massey Roads.
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary sharing corridor with the Gas transmission pipeline FGL D-1
Conditions	As set out below
Additional information	Rolled over without modification. **Legacy reference:** D63 **Underlying zone: General Rural Zone**

Conditions

Purpose of Designation

1. The designation by Channel Terminal Services Limited (CTS) is for the operation, maintenance and repair, upgrade and renewal of the existing petroleum transmission pipeline and ancillary facilities as required for the transportation of refined fuel products and described as follows:
    a. The existing 275mm petroleum transmission pipeline;
    b. The existing isolation valves;
    c. Cathodic protection terminals; and
    d. Surface marker posts and warning signage .

Located between the northern district boundary extending from Artillery Road and the southern district boundary extending from Mangawhai Road at Kaiwaka.

2. The designation is subject to the following limitations:
    a. Renewal shall be limited to works on the petroleum transmission pipeline and will be limited to replacement of sections of the pipeline with sections having equivalent diameter and no more than [50] lineal metres of pipeline will be excavated at any particular time.
    b. Upgrade will be limited to adding or replacing aboveground components provided the district plan relevant permitted activity standards are complied with.
3. The designation affects land legally described in Appendix III “List of Property Owners located along the RAP Route” to the Notice of Requirement as submitted to Kaipara District Council.

Restrictions of Designation

1. No persons shall:
    a. Erect any structure; or
    b. Erect any fence with supports which extend more than 0.4m into the ground from the surface; or
    c. Plant any tree or shrub; or
    d. Disturb the soil below a depth of 0.4m from the surface; or
    e. Do anything on or to the land which would or could damage or endanger the pipeline

within the designated corridor without first obtaining the written consent of CTS.

For the avoidance of doubt, such written consent shall not be required for ordinary cultivation, digging,

excavating, tilling, and working soil to a depth of less than 0.4m or where CTS has provided specific written approval prior to the designation coming into effect. A minimum of 1m cover shall remain above the top of the pipe after any ordinary cultivation, digging or excavation has taken place.

Landowners and/or developers can apply to CTS for consent to do any work on the land within the designation corridor. CTS will review each application with the landowner and/or developer and work to achieve the most suitable outcome for all parties. CTS may give its written consent subject to reasonable conditions including the power to revoke the consent in specified circumstances.

CTS agrees to not unreasonably withhold its consent.

Works or activities that would or could damage or endanger the pipelines include, for example, the use of heavy compaction or vibration machinery or equipment, pile driving machinery and equipment, trenching, excavation or drilling (including micro drilling and directional drilling).

2. No person shall undertake road opening, trenching, excavation or drilling (including micro drilling and directional drilling), or lay underground high voltage power lines >450v either in parallel with or intersecting CTS's petroleum pipeline, without first obtaining written approval from CTS.

3. However, subject to restriction 4, the restrictions in 1 and 2 above do not apply, and consent from CTS is not required under section 176 of the Resource Management Act 1991 to the following activities, provided that a Road Opening Notice has been obtained from the Kaipara District Council:
    a. Any road widening or associated works;
    b. Any repair, maintenance, or upgrade to existing road surface; and
    c. Any repair, maintenance, or upgrade to any existing network utility infrastructure.

    Provided in all cases that:
        i. Soil is not disturbed below a depth of 0.4m from the surface; and
        ii. After works, the finished surface level is not reduced below the pre-existing surface datum.

Where works in the above categories would exceed a depth of 0.4m from the surface and/or after completion of such works, the finished surface level is proposed to be reduced below the pre-existing surface datum then application shall be made to CTS for consent to do the works. CTS will review each application with the applicant and work to achieve the most suitable outcome for all parties. CTS may give its written consent subject to reasonable conditions and agrees not to unreasonably withhold its consent.

4. The exception provided by restriction 2.3 will only apply from the date Kaipara District Council formally adopts and implements either the Code of Practice for Working in the Road, Auckland Region, or a National Code of Practice for Working in Roads, which may be developed pursuant to the January 2008 Cabinet paper Management of Utilities' Access to Road, Rail and Motorway Corridors, provided the Code of Practice adopted and implemented contains provisions substantially similar to those contained in the Code of Practice for Working in Roads, Auckland Region, requiring notification to utility providers of works intended by other parties in the vicinity of existing utility infrastructure.

3. Conditions

1. Subject to these conditions, works shall be undertaken in general accordance with the plans and information submitted by the requiring authority in the documents entitled "Proposed Designation Relating to the Refinery to Auckland Pipeline".

2. The maximum width of the designation shall be as follows:
    a. for land, not including roads 12 metres.
    b. for land comprising roads and rail corridor under which the pipeline crosses or is contained within 6 metres.

3. All pipeline maintenance, repair, upgrade, and renewal activities within road reserves that involve excavation shall be pursuant to the Road Opening Notice requirements of the Council.

4. All pipeline maintenance, repair, upgrade, and renewal activities outside road reserves that involve

excavation shall be in accordance with the Guide to Land Access for the Oil and Gas Industry and Landowners (2020).

5. Where maintenance, repair, upgrade, and renewal activities involving excavation are undertaken pursuant to the designation, appropriate sediment and erosion measures shall be employed, in accordance with the Operative Kaipara District Plan.

6. Scheduled maintenance, repair, upgrade or renewal work and associated activities shall be limited to between the hours of 7am and 7pm, Monday to Saturday (excluding public holidays) except with the prior approval of the Council.

7. All works or activities related to the designation shall be undertaken in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).

8. The noise from maintenance works, repair, upgrade, and renewal activities shall be measured, assessed, and controlled in accordance with the procedures and limits set out NZS 6803:1999 Acoustics — Construction Noise.

9. CTS shall consult with Transit New Zealand at least 30 working days prior to carrying out any works or activities on, in or under State Highways, except in emergency situations.

10. CTS shall consult with the Council at least 15 working days prior to carrying out any works or activities on, in or under Council-controlled roads, except in emergency situations.

11. The requiring authority shall respond within 15 working days of receiving any request for its written approval under section 176 of the Resource Management Act 1991.

4. Advice Notes

1. Access to overhead electricity transmission lines, poles or supporting structures shall be maintained at all times in accordance with the Electricity Act 1992.

2. CTS has confirmed that it will consult with landowners and occupiers who may be affected by maintenance works, repair, upgrade, or renewal activities to reach fair and reasonable arrangements for entry, and to address any matters regarding effects of maintenance, repair, upgrade, or renewal activities, including restoring the surface of the land following maintenance, in accordance with its relevant obligations under the pipeline easement.

3. This designation traverses earlier Transit New Zealand designations that are protected pursuant to sections 176 and 177 of the Resource Management Act 1991, and State Highways which are protected pursuant to sections 51 and 52 of the Transit New Zealand Act 1989. Where that occurs, the Requiring Authority may only carry out its activities with the written consent of Transit New Zealand.

4. The Requiring Authority is obliged to operate the pipelines and ancillary facilities in accordance with the requirements of AS2885: Pipelines — Gas and Petroleum Liquids, the Health and Safety in Employment (Pipelines) Regulations 1999 and in accordance with the authorisations issued for those facilities in terms of the Petroleum Act 1937.

5. Emergency works may be performed in line with the First Gas Limited advice booklet by excavation to 0.4m depth and thereafter the use of hand tools only. Emergency operations should be notified immediately to First Gas who provide an on-call service outside of normal working hours.

6. An authority may need to be obtained from the Heritage New Zealand Pouhere Taonga to destroy, damage, or modify an archaeological site in accordance with the Historic Places Act 1993.

7. The Requiring Authority may need to seek resource consent from the Northland Regional Council in accordance with the provisions of the Northland Regional Council Water and Soil Plan for Northland.

8. The Kaipara District Council intends to adopt the National Code of Practice for Utilities' Access to the Road and Rail Corridors with the applicable Corridor Access request superseding the Application to

trench Across Unsealed or Sealed Road.

9. Where works or activities are proposed on, in or under Council-controlled roads, CTS and the Council will undertake consultation in accordance with the principles of collaboration and coordination contained in the January 2008 Cabinet paper Management of Utilities' Access to Road, Rail and Motorway Corridors.

FGL — First Gas Limited

FGL D-1 Gas Transmission Pipeline	
Designation unique identifier	FGL D-1
Designation purpose	Transmission pipeline for the transportation of gas
Site identifier	**Site name:** Auckland-Whangarei and Maungatūroto Gas Pipeline **Site description:** The existing gas transmission pipeline at the South-eastern boundary between Auckland and Kaipara at Allot NE73 PSH of Oruawharo near Vipond Road and the Whangarei District Council boundary in the North near Artillery and Massey Roads. The lateral pipeline from Browns Road at Part Lot 175 PSH of Kaiwaka, Main Line Valve and to the Maungatūroto Dairy Factory Delivery Point.
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary sharing corridor with CTS-1
Conditions	As set out below
Additional information	Rolled over without modification **Legacy reference:** D62 **Underlying zone: General Rural / Heavy Industrial Zones**

Conditions

1. Purpose of designation

1. The designation by First Gas Limited (First Gas) is for the operation, maintenance, repair, upgrade and renewal of the existing gas transmission pipeline and ancillary facilities as required for the transportation of gas and described as follows:
    a. The existing 150mm gas transmission pipeline between the Auckland Council boundary near Vipond Road and the Whangarei District Council boundary near Artillery Road and Massey Road,
    b. The lateral pipeline from Brown Road Main Line Valve to the Maungatūroto Delivery Point,
    c. The Delivery Point at Maungatūroto, and
    d. The Main Line Valve station at Brown Road.

2. For the purposes of these conditions the designation is subject to the following limitations:
    a. Renewal shall be limited to works on the gas transmission pipeline and will be limited to replacement of sections of the pipeline with sections having equivalent diameter and maximum allowable operating pressure, and no more than 50 lineal meters of pipeline will be excavated at any particular time.
    b. Upgrade will be limited to adding or replacing above ground components provided the district plan relevant permitted activity standards are complied with.
    c. The designation affects land legally described in Appendix 2 "Schedule of Affected Land" of Volume 3 of the Notice of Requirement as submitted to the Kaipara District Council.

2. Restrictions of designation

1. No persons shall:

a. Erect any building or structure on the designated corridor; or
b. Erect any fence with supports which extend more than 0.4m into the ground from the surface; or
c. Erect any other improvement or plant any tree or shrub; or
d. Disturb the soil below a depth of 0.4 metres from the surface; or
e. Do anything on or to the land within the designated corridor which would or could damage or endanger the pipelines, within the designated corridor without first obtaining the written consent of First Gas.

For the avoidance of doubt, such written consent shall not be required for ordinary cultivation, digging, excavating, tilling, and working soil to a depth of less than 0.4m or where First Gas has provided specific written approval prior to the designation coming into effect. A minimum of 1m cover shall remain above the top of the pipe after any ordinary cultivation, digging or excavation has taken place.

Landowners and/or developers can apply to First Gas for consent to do any work on the land within the designation corridor. First Gas will review each application with the landowner/developer and work to achieve the most suitable outcome for all parties. First Gas may give its written consent subject to reasonable conditions including the power to revoke the consent in specified circumstances.

First Gas agrees not to unreasonably withhold its consent.

Works or activities that would or could damage or endanger the Pipelines include, for example, the use of heavy compaction or vibration machinery or equipment, pile driving machinery and equipment, trenching, excavation or drilling (including micro drilling and directional drilling).

2. No person shall undertake road opening, trenching, excavation, or drilling (including micro drilling and directional drilling) or lay underground high voltage power lines either in parallel with or intersecting First Gas's gas pipelines, without first obtaining First Gas's written approval.

3. However, subject to restriction 4, the restrictions in 1 and 2 above do not apply, and First Gas's consent is not required under section 176 of the Resource Management Act 1991 to the following activities, provided that a Road Opening Notice has been obtained from the Kaipara District Council:
   a. Any road widening or associated works;
   b. Any repair, maintenance, or upgrade to existing road surface;
   c. Any repair, maintenance, or upgrade to any existing network utility infrastructure.

   Provided in all cases that:
   i. Soil is not disturbed below a depth of 0.4m from the surface; and
   ii. After works, the finished surface level is not reduced below the pre-existing surface datum.

   Where works in the above categories would exceed depth of 0.4m from the surface and/or after completion of such works the finished surface level is proposed to be reduced below the pre-existing surface datum then application shall be made to First Gas for consent to do the works. First Gas will review each application with the applicant and work to achieve the most suitable outcome for all parties. First Gas may give its written consent subject to reasonable conditions and agrees not to unreasonably withhold its consent.

4. The exception provided by restriction 3 will only apply from the date that Kaipara District Council formally adopts and implements either the Code of Practice for Working in Roads developed pursuant to the October 2024 National Code of Practice for Utility Operators' Access to Transport Corridors, provided the National Code of Practice adopted contains substantially similar provisions to those contained in the Code of Practice for Working in Roads, Auckland Region requiring notification to utility providers of works intended by other parties in the vicinity of existing utility infrastructure.

3. Conditions

1. The works to give effect to the designation shall be generally in accordance with the plans and information submitted by First Gas Limited (First Gas) in support of the Notice of Requirement in the documents entitled "Manukau - Whangarei Gas Pipelines - Notice of Requirement for a Designation" (Volumes 1, 2 and 3).

2. The maximum width of the designation shall be as follows:
    a. Within road reserve (along road reserve /state highway) 6 metres.
    b. Within road reserve (across road reserve/ state highway) 6 metres.
    c. Non-road reserve 12 metres (other than those areas where the existing easement width is less than 12 metres wide - in such circumstances the designation width shall be the width of the easement).

3. All pipeline maintenance, repair, upgrade, or renewal activities outside road reserves that involve excavation shall be in accordance with the Guidance on Land Access for Permit Holders (June 2017).

4. All pipeline maintenance, repair, upgrade, or renewal activities within road reserves that involve excavation shall be pursuant to the Road Opening Notice requirements of the Council.

5. Where maintenance, repair, upgrade, and renewal activities involving excavation are undertaken pursuant to the designation, appropriate sediment and erosion measures shall be employed, in accordance with the Operative Kaipara District Plan.

6. Scheduled maintenance, repair, upgrade or renewal work and associated activities shall be limited to between the hours of 7am and 7pm, Monday to Saturday (excluding public holidays) except with the prior approval of the Council.

7. All works or activities related to the designation shall be undertaken in compliance with New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001).

8. The noise from maintenance works, repair, upgrade, and renewal activities shall be measured, assessed, and controlled in accordance with the procedures and limits set out NZS 6803:1999 Acoustics - Construction Noise.

9. First Gas shall consult with Transit New Zealand at least 30 working days prior to carrying out any works or activities on, in or under State Highways, except in emergency situations.

10. First Gas shall consult with the Council at least 15 working days prior to carrying out any works or activities on, in or under Council-controlled roads, except in emergency situations.

11. The requiring authority shall respond within 15 working days of receiving any request for its written approval under section 176 of the Resource Management Act 1991.

4. Advice notes

1. Access to overhead electricity transmission lines, poles or supporting structures shall be maintained at all times in accordance with the Electricity Act 1992.

2. First Gas has confirmed that it will consult with landowners and occupiers who may be affected by maintenance, repair, upgrade, or renewal activities to reach fair and reasonable arrangements for entry, and to address any matters regarding effects of maintenance, repair, upgrade, or renewal activities, including restoring the surface of the land following maintenance, in accordance with its relevant obligations under the pipeline easement.

3. This designation traverses earlier Transit New Zealand designations that are protected pursuant to sections 176 and 177 of the Resource Management Act 1991, and State Highways which are protected pursuant to sections 51 and 52 of the Transit New Zealand Act 1989. Where that occurs, the Requiring Authority may only carry out its activities with the written consent of Transit New Zealand.

4. The Requiring Authority is obliged to operate the pipelines and ancillary facilities in accordance with the requirements of AS2885: Pipelines - Gas and Petroleum Liquids, the Health and Safety in Employment

(Pipelines) Regulations 1999 and in accordance with the authorisations issued for those facilities in terms of the Petroleum Act 1937.

5. Emergency works may be performed in line with the First Gas advice booklet by excavation to 0.4m depth and thereafter the use of hand tools only. Emergency operations should be notified immediately to First Gas who provide an on-call service outside of normal working hours.

6. An authority may need to be obtained from Heritage New Zealand Pouhere Taonga to destroy, damage, or modify an archaeological site in accordance with the Heritage New Zealand Pouhere Taonga Act 1993 or its successor.

7. The Requiring Authority may need to seek resource consent from the Northland Regional Council in accordance with the provisions of the Northland Regional Council Water and Soil Plan for Northland.

8. The Kaipara District Council intends to adopt the National Code of Practice for Utilities' Access to the Road and Rail Corridors with the applicable Corridor Access request superseding the Application to trench Across Unsealed or Sealed Road.

9. Where works or activities are proposed on, in or under Council-controlled roads, NZRC and the Council will undertake consultation in accordance with the principles of collaboration and coordination contained in the January 2008 Cabinet paper Management of Utilities' Access to Road, Rail and Motorway Corridors.

KDC — Kaipara District Council

KDC D-1 Kaipara Municipal Offices	
Designation unique identifier	KDC D-1
Designation purpose	Local Government and Community Purposes
Site identifier	**Site name:** Kaipara Municipal Offices **Legal descripton:** Lot 1 DP16621 PID 5164137 Lot 15 DP10897 PID 5011250 Lot 3 DP349566 PID 6795812 Lot 1 DP349566 PID 6795810 Lot 2 DP349566 PID 6795811 Part Tuntahi BLK PID 4719989 **Physical address:** 29-39 Hokianga Road, Dargaville
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D17 **Underlying Zone:** Commercial Zone

KDC D-2 Parawanui Landfill	
Designation unique identifier	KDC D-2
Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Parawanui Landfill **Legal descripton:** Lot 1 DP130476 PID 5113261 **Physical address:** Parawanui Road, Redhill
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D33 **Underlying Zone:** General Rural Zone

KDC D-3 Dargaville Landfill	
Designation unique identifier	KDC D-3
Designation purpose	Refuse Disposal and Refuse Transfer Purposes
Site identifier	**Site name:** Dargaville Landfill **Legal descripton:** Lot 1 DP116318 PID 4864249 **Physical address:** 199 Awakino Road, Dargaville

Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D34 **Underlying Zone:** General Rural Zone

KDC D-4 Glinks Gully Landfill	
Designation unique identifier	KDC D-4
Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Glinks Gully Landfill **Legal descripton:** Part of Part Allot 141 PID 5196636 PSH of Te Kopuru Part of Road **Physical address:** Glinks Road, Glinks Gully
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D35 **Underlying Zone:** Natural Open Space Zone

KDC D-5 Tinopai Landfill	
Designation unique identifier	KDC D-5
Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Tinopai Landfill **Legal descripton:** Lot 27 DP16979 PID 4720121 Road Reserve PID 5223274 **Physical address:** Sandy Beach Road, Tinopai
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D36 **Underlying Zone:** General Rural Zone

KDC D-6 Kaiwaka Landfill	
Designation unique identifier	KDC D-6
Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Kaiwaka Landfill **Legal descripton:**

	Parts of Road PID 5218895 Oneriri Road PID 5729885 Hydro parcel PID 5267429 Lot 100 DP585438 PID 8446708 **Physical address:** Oneriri Road, Kaiwaka
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D37 **Underlying Zone:** Unzoned (Road Reserve)

KDC D-7 Te Maire Landfill	
Designation unique identifier	KDC D-7
Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Te Maire Landfill **Legal descripton:** Road Reserve PID 5240759 **Physical address:** Cole Road
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D38 **Underlying Zone:** Unzoned (Road Reserve)

KDC D-8 Pouto Road Landfill	
Designation unique identifier	KDC D-8
Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Pouto Road Landfill **Legal descripton:** Road Reserve PID 5237004 **Physical address:** Pouto Road
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D39 **Underlying Zone:** Unzoned (Road Reserve)

KDC D-9 Kellys Bay Landfill	
Designation unique identifier	KDC D-9

Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Kellys Bay Landfill **Legal descripton:** Part of Section 40 PID 4701173 Block VIII Te Kuri SD **Physical address:** Kellys Bay Road, Kellys Bay
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D40 **Underlying Zone:** Natural Open Space

KDC D-10 Omamari Landfill	
Designation unique identifier	KDC D-10
Designation purpose	Refuse Disposal Purposes
Site identifier	**Site name:** Omamari Landfill **Legal descripton:** Road Reserve PID 5224191 **Physical address:** Omamari Road
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D41 **Underlying Zone:** Unzoned (Road Reserve)

KDC D-11 Te Kopuru Oxidation Ponds	
Designation unique identifier	KDC D-11
Designation purpose	Sewage Treatment Purposes
Site identifier	**Site name:** Te Kopuru Oxidation Ponds **Legal descripton:** Lot 1 DP95112 PID 4755961 Portion of Part Allot 18A PID 5068805 PSH of Tatariki Physical address: Bickers Road, Te Kopuru
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D46 **Underlying Zone:** General Rural Zone

KDC D-12 Glinks Gully Treatment Area	
Designation unique identifier	KDC D-12
Designation purpose	Sewage Treatment Purposes
Site identifier	**Site name:** Glinks Gully Treatment Area **Legal descripton:** Part Allot 141 PID 5196636 PSH of Te Kopuru **Physical address:** Rope Crescent, Glinks Gully
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D47 **Underlying Zone:** Natural Open Space

KDC D-13 Kaiwaka Sewage Treatment Plant	
Designation unique identifier	KDC D-13
Designation purpose	Sewage Treatment Purposes
Site identifier	**Site name:** Kaiwaka Sewage Treatment Plant **Legal descripton:** Lot 1 DP90180 PID 4764376 Lot 1 DP173589 PID 4725496 Part Lot 1 DP197914 PID 5044877 (access) PID 4752087 Crown Land **Physical address:** State Highway 1, Kaiwaka
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D48 **Underlying Zone:** General Rural Zone / Commercial Zone

KDC D-14 Maungatūroto Rail Village	
Designation unique identifier	KDC D-14
Designation purpose	Sewage Treatment Purposes
Site identifier	**Site name:** Maungatūroto Rail Village **Legal descripton:** Part Lot 1 DP146632 PID 5199393 Section 1 SO 70071 PID 5070429 Lot 3 DP208415 PID 6604121 **Physical address:** 1034-1066 and 1160 State Highway 12, Maungatūroto
Lapse date	Given effect
Designation hierarchy under section	Primary

177 of the Resource Management Act	
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D49 **Underlying Zone:** Light Industrial Zone / General Rural Zone

KDC D-15 Maungatūroto Sewage Treatment Plant	
Designation unique identifier	KDC D-15
Designation purpose	Sewage Treatment Purposes
Site identifier	**Site name:** Maungatūroto Sewage Treatment Plant **Legal descripton:** Part Ohungarere 4 Block and PID 5110419 River PID 5267352 Section 1 SO Plan 417698 and PID 7183769 Access over Part Ohungarere 4 Block PID 7183770 **Physical address:** Bickerstaffe Road, Maungatūroto
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D50 **Underlying Zone:** General Rural Zone / Sport and Active Recreation Zone

KDC D-16 Dargaville Oxidation Ponds	
Designation unique identifier	KDC D-16
Designation purpose	Sewage Treatment Purposes
Site identifier	**Site name:** Dargaville Oxidation Ponds **Legal descripton:** Part Lot 5 DP158864 PID 5007376 Part Lot 9 DP158864 PID 4995297 Part Lot 4 DP158864 PID 4986775 Hydro parcel PID 5267590 **Physical address:** State Highway 14, Dargaville
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D51 **Underlying Zone:** General Rural Zone / Open Space Zone / Sport and Active Recreation Zone

KDC D-17 Dargaville Water Purification Plant and Storage	
Designation unique identifier	KDC D-17
Designation purpose	Water Supply Purposes

Site identifier	**Site name:** Dargaville Water Purification Plant and Storage **Legal descripton:** Lot 7 DP45618 PID 5156752 Part Kaihu 2B3 Block PID 4381674 Lot 1 DP51391 PID 4865569 Part Lot 2 DP5203 PID 4759955 **Physical address:** 200 Hokianga Road, Dargaville
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D60 **Underlying Zone:** General Rural Zone / General Residential Zone

KDC D-18 Maungatūroto Water Treatment Plant	
Designation unique identifier	KDC D-18
Designation purpose	Water Supply Purposes
Site identifier	**Site name:** Maungatūroto Water Treatment Plant **Legal descripton:** Allot 220 PSH of Wairau Reserve PID 5195910 **Physical address:** Griffin Road, Maungatūroto
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D61 **Underlying Zone:** Rural Lifestyle Zone

KRH — Kiwi Rail Holdings Limited

Kiwi Rail Holdings Limited	
Designation unique identifier	**KRH D-1**
Designation purpose	Railway Purposes
Site identifier	**Site name:** North Auckland Line and Dargaville Branch Line (includes rail bridges and level crossings) **Legal Description:** Various
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification (minor map corrections) **Legacy reference:** D32 Requiring authority name previously NZ Railway Corporation **Underlying zone:** Unzoned (Railway Reserve)

MCOU — Minister for Courts

Minister for Courts	
Designation unique identifier	**MCOU D-1**
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes.
Site identifier	**Site name:** Courthouse Dargaville **Legal description:** Part Lot 9 DP158864 PID 4995297 Part Lot 2 DP198926 PID 4884660 **Physical address:** 45 Hokianga Road, Dargaville
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rolled over with modification. **Legacy Reference:** D15 **Underlying Zoning:** Commercial

MEDU — Minister of Education

Explanatory Note

"Education Purposes" for the purposes of these designations means, in the absence of specific conditions to the contrary activities which:

1. Enable the use of the facilities on the site by and for the educational benefit of any school age students (i.e., Years 0-13) and early childhood children regardless of whether they are enrolled at the institution located on that designated site.
2. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities.
3. Enable the provision of community education (e.g., night classes for adults) outside school hours in school facilities and which will not be restricted to the primary syllabus taught to school age children during school hours.
4. Include but not be limited to the provision of academic, sporting, social and cultural education including through:
    a. Formal and informal recreational, sporting, and outdoor activities and competitions whether carried out during or outside school hours.
    b. Formal and informal cultural activities and competitions whether carried out during or outside school hours.
    c. The provision of specialist hubs and units (including language immersion units and teen parenting units) for children with particular educational requirements or special needs.
    d. Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs, and other gatherings whether carried out during or outside school hours.
5. Enable the provision of associated administrative services; car parking and manoeuvering; and health, social services, and medical services (including dental clinics and sick bays).
6. Enable housing on site for staff members whose responsibilities require them to live on site (e.g., school caretakers) and their families.

Designation unique identifier	**MEDU D-1**
Designation purpose	Education Purposes
Site identifier	**Site name:** Aranga School and House **Legal description:** Part Section 24 PID 5123360 Block XI PID 4833216 Waipoua SD PID 5005509 Lot 1 DP38994 Lot 2 DP28994 - house **Physical address:** 3958-3966 SH12 Dargaville-Waipoua, West Coast
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D1 **Underlying zone: General Rural Zone**

Designation unique identifier	**MEDU D-2**

Designation purpose	Education Purposes
Site identifier	**Site name:** Arapahoe School and House **Legal description:** Part Lot 3 DP23854 PID 5131008 Part Allot NE 12 PSH of Arapohue Stopped road SO Plan 38561 PID 4873353 Part Lot 3 DP23854 - house PID 5001953, PID 5041546 **Physical address:** 3236, 3248 Mititai Road, Mititai **Site description:** Arapahoe School and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D2 **Underlying zone: General Rural Zone**

Designation unique identifier	**MEDU D-3**
Designation purpose	Education Purposes
Site identifier	**Site name:** Dargaville High School **Legal description:** Part Lot 8 DP15415 PID 5122429 Lot 5 DP163023 PID 5111204 Part Lot 4 DP15415 PID 5108452 Part Lot 13 DP14511 PID 4995631 Lot 4 DP36061 PID 4987117 Lot 1 DP28661 PID 4980837 Part Lot 1 DP15643 PID 4976484 Lot 6 DP163023 PID 4853755 Lot 1 DP163023 PID 4725149 Lot 7 DP15415 PID 4715963 Lot 17 DP72352 PID 7476530 **Physical address:** Plunket Street, Dargaville **Site description:** Dargaville High School
Lapse date	Given effect

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D4 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-4**
Designation purpose	Education Purposes
Site identifier	**Site name:** Dargaville Intermediate School **Legal description:** Part Kaihu 2D PID 5162813 Block PID 5033615 Part Kaihu 2D PID 4905137 Block PID 4732400 Part Kaihu 2D PID 4898924 Block Part Lot 2 DP15643 Lot 1 DP41648 **Physical address:** Charlotte Street, Dargaville **Site description:** Dargaville Intermediate School
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D5 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-5**
Designation purpose	Education Purposes
Site identifier	**Site name:** Dargaville Primary School **Legal description:** Lot 10 PID 5110147 DP13735 PID 5101227 Section 14 PID 5099931 Block XV PID 5099862 Kaihu SD PID 5098446 Lot 1 DP29337 PID 5096895 Lot 9 DP13735 PID 5091275 Section 24 PID 4980119 Block XV PID 4976602 Kaihu SD PID 4976136 Section 40 PID 4974414 Block XV PID 4973227 Kaihu SD PID 4853762 Lot 10 PID 4852440 DP10897 PID 4845789 Part Tunatahi PID 4842035 Block PID 4838809

	Part Tunatahi PID 4723578 Block PID 4719338 Lot 13 PID 4710059 DP13735 Lot 15 DP13735 Lot 16 DP13735 Lot 3 DP 9337 Part Tunatahi Block Lot 14 DP13735 Part Tunatahi Block Section 25 Block XV Kaihu SD Part Tunatahi Block Lot 2 DP29337 Part Tunatahi Block **Physical address:** 55 Hokianga Road, Dargaville **Site description:** Dargaville Primary School
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D6 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-6**
Designation purpose	Education Purposes
Site identifier	**Site name:** Kaihu Valley School and House **Legal description:** Part Opanake PID 5181015 1C South 6 PID 4923235 Block Part Opanake 1C South 6 Block **Physical address:** 66 Maropiu Road, Kaihu **Site description:** Kaihu Valley School and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D16 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-7**
Designation purpose	Education Purposes
Site identifier	**Site name:** Mangawhai School **Legal description:** Part Allot 12 PSH of Mangawhai PID 4764313 **Physical address:** 36 Insley Street, Mangawhai **Site description:** Mangawhai Beach School
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D19 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-8**
Designation purpose	Education Purposes
Site identifier	**Site name:** Matakohe School and house **Legal description:** Allot 69 SBRS of Matakohe PID 4991151 Allot 67 SBRS of Matakohe PID 4727367 Allot 66 SBRS of Matakohe PID 4726763 **Physical address:** Matakohe East Road, Matakohe **Site description:** Matakohe School and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D20 **Underlying zone: Rural Lifestyle Zone**

Designation unique identifier	**MEDU D-9**
Designation purpose	Education Purposes
Site identifier	**Site name: Maungatūroto** School **Legal description:** Part Allot NE57 PSH of Wairau Part Ohungarere Block Part Allot NE57 PSH of PID 5189467 PID 5189465 PID 5112142 PID 5079969 PID 4748248 PID 4744163 PID 4892189

	Wairau Stopped Road SO Plan 53931 Part Allot SW57 PSH of Wairau Lot 1 DP30421 Lot 3 DP 32237 **Physical address:** 8 Gorge Road, Maungatūroto **Site description: Maungatūroto** School
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D21 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-10**
Designation purpose	Education Purposes
Site identifier	**Site name:** Te Kura Kaupapa Māori o Ngaringa o Matariki **Legal description:** Part Oruawharo A6 Block PID 4927960 **Physical address:** Oruawharo School Road, Ourawharo **Site description:** Te Kura Kaupapa Māori o Ngaringa o Matariki
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D22 **Underlying zone: Māori Purpose Zone**

Designation unique identifier	**MEDU D-11**
Designation purpose	Education Purposes
Site identifier	**Site name:** Otamatea High School **Legal description:** Part Ohungarere 4 Block PID 5063224 Part Ohungarere 4 Block PID 4934581 **Physical address:** 120 Bickerstaff Road, Maungatūroto **Site description:** Otamatea High School
Lapse date	Given effect

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D23 **Underlying zone: General Rural Zone**

Designation unique identifier	**MEDU D-12**
Designation purpose	Education Purposes
Site identifier	**Site name:** Otamatea High School house **Legal description:** Part Ohungarere 2 Block PID 4964663 **Physical address:** 40 Judd Road, Maungatūroto **Site description:** Otamatea High School house
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D24 **Underlying zone: Rural Lifestyle Zone**

Designation unique identifier	**MEDU D-13**
Designation purpose	Education Purposes
Site identifier	**Site name:** Paparoa School **Legal description:** Part Lot 1 DP25514 PID 5018375 Lot 10 DP38513 PID 4761530 Part Lot 8 DP38513 PID 4819811 **Physical address:** 16 Franklin Road, Paparoa **Site description:** Paparoa School
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D25 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-14**
Designation purpose	Education Purposes
Site identifier	**Site name:** Kaiwaka School and House **Legal description:**

	Part Allot 39 VILL of Kaiwaka PID 5185332 Allot 41 VILL of Kaiwaka PID5 150933 Part Allot SW58 PSH of Kaiwaka PID 5137419 Part Allot 201 VILL of Kaiwaka PID 5024914 Allot 35 VILL of Kaiwaka Stopped Road SO Plan 40297 PID 5018041 Allot 40 VILL of Kaiwaka Part Allot SW58 PSH of Kaiwaka Stopped Road SO Plan 40297 PID 4927700 Stopped Road SO Plan 40297 PID 4882087 PID 4777790 PID 4773113 PID 4753363 Rolled over with modification. **Physical address:** 33 Kaiwaka-Mangawhai Road, Kaiwaka **Site description:** Kaiwaka School and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	**Legacy reference:** D29 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-15**
Designation purpose	Education Purposes
Site identifier	**Site name:** Ruawai College and House **Legal description:** Part Lot 2 DP26854 PID 5096568 Part Section S42 Block XV Tokatoka SD PID 5048039 Part Section 94 Block XV Tokatoka SD Lot 1 DP42781 Section 93 Block XV Tokatoka SD Part Section S42 Block XV Tokatoka SD PID 5047943 PID 5006249 PID 4714167 PID 4710704 **Physical address:** 4375 State Highway 12, Ruawai-Dargaville

	Site description: Ruawai College and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D42 **Underlying zone: General Rural Zone**

Designation unique identifier	**MEDU D-16**
Designation purpose	Education Purposes
Site identifier	**Site name:** Ruawai Primary School and House **Legal description:** Part Section 31 Block Tokatoka SD PID 5135513 Section 62 Block XV Tokatoka SD PID 5049857 Section 59 Block XV Tokatoka SD PID 4750504 **Physical address:** 13 Ruawai School Road off State Highway 12, Ruawai-Dargaville **Site description:** Ruawai Primary School and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D43 **Underlying zone: General Rural Zone**

Designation unique identifier	**MEDU D-17**
Designation purpose	Education Purposes
Site identifier	**Site name:** Selwyn Park School (Dargaville) **Legal description:** Part Lot 3 DP 12897 PID 4939997 Part Lot 7 DP 9354 PID 4925821 Lot 3 DP 9354 PID 479654 **Physical address:** 96 Gordon and 38 Onslow Streets, Dargaville **Site description:** Selwyn Park School (Dargaville)
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification.

	Legacy reference: D44 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-18**
Designation purpose	Education Purposes
Site identifier	**Site name:** Tangiteroria School **Legal description:** Lot 1 DP33906 PID 5083482 Part Lot 4 PID 5035660 DP9549 PID 4891809 Lot 3 DP113377 **Physical address:** 3069 State Highway 14, Tangiteroria **Site description:** Tangiteroria School
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D55 **Underlying zone: Rural Lifestyle Zone**

Designation unique identifier	**MEDU D-19**
Designation purpose	Education Purposes
Site identifier	**Site name:** Tangowahine School **Legal description:** Part Lot 2 PID 4718170 DP26152 **Physical address:** 36 Tangowahine Valley Road **Site description:** Tangowahine School
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D56 **Underlying zone: General Rural Zone**

Designation unique identifier	**MEDU D-20**
Designation purpose	Education Purposes
Site identifier	**Site name:** Te Kopuru School and Playcentre **Legal description:** Part Allot 54 PID 4784113 PSH of Kopuru PID 4732941 Part Allot 54 PID 4898915 PSH of Kopuru PID 4784114 Part Lot 3 Allot 2A PSH of Kopuru

	Allot 181 PSH of Kopuru **Physical address:** 7 Norton Street Pouto Road, Te Kopuru **Site description:** Te Kopuru School and Playcentre
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D57 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-21**
Designation purpose	Education Purposes
Site identifier	**Site name:** Tinopai School and House **Legal description:** Lot 64A PID 4731762 DP16979 **Physical address:** 1913 Tinopai Road, Tinopai **Site description:** Tinopai School and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D59 **Underlying zone: General Residential Zone**

Designation unique identifier	**MEDU D-22**
Designation purpose	Education Purposes
Site identifier	**Site name:** Pouto School and House **Legal description:** Part Pouto 2E PID 5178568 1 Block **Physical address:** Pouto Road, Pouto **Site description:** Pouto School and House
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over with modification. **Legacy reference:** D64 **Underlying zone: General Rural Zone**

Designation unique identifier	**MEDU D-23**
Designation purpose	Education Purposes
Site identifier	**Site name:** Te Kura Kaupapa Māori o Ngaringamatariki

	Legal description: PT LOT 5 DP388478 PID 6990640 **Physical address:** Tawa Avenue, Kaiwaka **Site description:** Te Kura Kaupapa Māori o Ngaringamatariki
Lapse date	Refer to Lapse Date condition below
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	As set out below
Additional information	Rolled over with conditions. **Legacy reference:** D68 **Underlying zone: Rural Lifestyle Zone**

Conditions attached to MEDU D-23 Te Kura Kaupapa Māori o Ngāringaomatariki

1.	Purpose

"Educational Purposes" for the purpose of this designation shall, in the absence of specific conditions to the contrary:

1. Enable the use of the facilities on the designated site by and for the educational benefit of any pre-school and school age students (i.e. years 0 to 13) regardless of whether they are enrolled at an institution located on that designated site;
2. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities;
3. Enable the provision of community education (e.g.: night classes for adults) outside school hours in school facilities;
4. Include but not be limited to the provision of academic, sporting, social and cultural education including through:
    a. Formal and informal recreational, sporting, and outdoor activities and competitions whether carried out during or outside school hours;
    b. Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
    c. The provision of specialist hubs and units (including language immersion units and teen parenting units) for students with particular educational requirements or special needs;
5. Enable the use of facilities for the purposes associated with the education of students including assemblies, functions, fairs and other gatherings whether carried out during or outside school hours;
6. Enable the provision of associated administrative services; car-parking and vehicle manoeuvring; and health, social services and medical services (including dental clinics and sick bays); and
7. Enable housing on site for staff members whose responsibilities require them to live on site (e.g. school care taker) and their families.

2.	Lapse date

The designation shall lapse on the expiry of 10 years from the date on which it is included in the District Plan if it has not been given effect to before the end of that period.

3.	Definitions

In these conditions the following terms are used, as defined:

1. "District Council" means the Chief Operating Officer, Kaipara District Council or their delegate.
2. "Requiring Authority" means the Minister of Education or their nominee.

4.	General

The Requiring Authority shall give notice in writing to the District Council of the intention to commence works at least two months prior to the start of any construction activities on site.

The Requiring Authority shall ensure that all contractors working within the site have been provided with a copy of these conditions are aware of their requirements.

5.	Outline plan exemption

That an outline plan of works shall not be required for:

1. Any internal building works other than those that result in a net increase in the number of classrooms or classroom equivalents;
2. General building maintenance and repair including but not limited to re-painting, recladding, and re-roofing;
3. Installing, modifying, and removing playground furniture and sports structures (e.g. goal posts), and shade canopies;
4. Amending any internal pedestrian circulation routes/pathways;
5. Installing, maintaining or repairing any in ground infrastructure services such as stormwater, sewerage and water lines and connections, including any ancillary earthworks;
6. Provision of landscaping and gardens, provided that it does not conflict with any designation condition or alter landscaping required as mitigation as part of an outline plan for other works;
7. General site maintenance and repair work, or boundary fencing otherwise permitted by the Kaipara District Plan;
8. Installing, modifying, or removing minor ancillary buildings and structures (e.g. garden/storage sheds, temporary construction buildings/offices); or
9. Any temporary mobile facilities or structures (e.g. oral health clinic, life education class, emergency generator).

6.	Noise

The noise level arising from the operation of the school must comply with the following noise levels when measured within the boundary of any residentially zoned site, or within the notional boundary 20m from any dwelling on any site in any rural zone:

Time	Noise Level (L_{eq}) dBA
Monday to Saturday 7am to 10 pm	55 dB L_{Aeq} (15 min)
Sunday 9am to 6pm	
All other times	45 dB L_{Aeq} (15 min) 75 dB $L_{AF\ max}$

These noise levels shall not apply to noise from standard school outdoor recreational activities occurring between 8am and 6pm Monday to Saturday. Noise levels shall be measured and assessed in accordance with NZS 6801:2008 Measurement of Environmental Sound and NZS 6803:1999 Acoustics - Construction Noise. Noise from construction shall not exceed the limits recommended in, and shall be measured in accordance with, New Zealand Standard NZS 6803:1999 Acoustics - Construction Noise.

7.	Setbacks

1. 10m from road boundaries.
2. 3m from all other boundaries.

"Building" in the context of this condition means a permanent structure intended for occupation by people or chattels.

8.	Landscape plan

As part of the first Outline Plan, the Requiring Authority shall prepare a Landscape Plan to be implemented to mitigate the landscape and visual effects of the property on any existing or consented dwellings at 148 Settlement Road, 178 Settlement Road, 4 Vista Lane, 15 Vista Lane, 22 Tawa Avenue, 40 Tawa Avenue, 50 Tawa Avenue and the lot legally described as SEC2 SO 21917. The Landscape Plan shall be prepared by a suitable qualified and experienced Landscape Architect and shall include:

1. A site layout plan showing areas to be planted to mitigate visual amenity effects.
2. A schedule of the species to be planted including botanical name, average plant size time of planting, plant density and average mature height of each.
3. Maintenance requirements for a three-year period following planting.
4. Details regarding the timing of all plantings and intended time frame by which suitable mitigation will be achieved.

9.	Design statement

As part of the first Outline Plan and any subsequent outline plan to increase classrooms or classroom equivalents, the Requiring Authority shall provide in writing a statement summarising the outcomes of any internal design review process in relation to the layout and design of buildings, including any building design features to reduce the apparent bulk and scale of the proposed building/s.

10.	Stormwater management plan

As part of the first Outline Plan and any subsequent outline plan to increase classrooms or classroom equivalents, the Requiring Authority shall provide a Stormwater Management Plan prepared by a suitably qualified and experienced engineer. That Plan shall address the collection, diversion, and disposal of stormwater generated on the site from any/all buildings and impervious surfaces. Where any specific stormwater management (such as attenuation) or treatment is required, that shall be identified and installed at the appropriate time. Any upgrading of existing Council drainage channels identified in the Plan (including any new discharge structures) shall be undertaken subject to approval of the Council's appropriate asset manager.

11.	On-site carpark

As part of the first Outline Plan and any subsequent outline plan to increase classrooms or classroom equivalents, the Requiring Authority shall undertake a parking study. The parking study shall be done by an appropriately qualified engineer and/or transportation planner to determine the appropriate number of staff and visitor car parking. Any recommendations made in the parking study are to be incorporated into the Outline Plan.

12.	Pick up/drop off facility

An on-site pick-up and drop-off facility designed to accommodate buses and private vehicles shall be provided. The number and design of pick up and drop off bays shall be determined by an assessment of the peak demand, to be demonstrated by a transport assessment by an appropriately qualified engineer and/or transportation planner. This assessment is to be submitted as part of the first outline plan and any subsequent outline plan to increase classrooms or classroom equivalents.

13.	Travel plan

Prior to opening of the school, the Requiring Authority shall, either directly or through the School Board of Trustees, develop a Travel Plan which provides specifically for measures to reduce private motor vehicle dependence. The Travel plan shall be maintained and regularly updated to respond to changes to the school and transport system while the school is operating under this designation.

MPOL — Minister of Police

Designation unique identifier	**MPOL D-1**
Designation purpose	Police Purposes (Ruawai)
Site identifier	**Site name:** Police Station Ruawai **Legal description:** Lot 19 DP9765 ID 4734256 **Physical address:** 7 Jellicoe Road, Ruawai (SH12) **Site description:** Police Station Ruawai
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D26 **Underlying zone: Commercial Zone**

Designation unique identifier	**MPOL D-2**
Designation purpose	Police Purposes-Police Station (Dargaville)
Site identifier	**Site name:** Police Station (Dargaville) **Legal description:** Lot 3 DP17768 PID 5188217 **Physical address:** 16 Portland Street, Dargaville **Site description:** Police Station (Dargaville)
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D27 **Underlying zone: Commercial Zone**

NPL — Northpower Limited

NPL D-1 KAIWAKA SUBSTATION	
Designation unique identifier	**NPL D-1**
Designation purpose	Electricity Substation and Telecommunications Operations (Kaiwaka)
Site identifier	**Site name:** Kaiwaka Substation **Legal Description:** Part Allot SW58 PSH of Kaiwaka PID 5011141 **Physical address:** 41 Kaiwaka-Mangawhai Road, Kaiwaka
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Electricity **Secondary:** Telecommunications
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D8 **Underlying zone: General Residential Zone**

NPL D-2 MARERETU SUBSTATION	
Designation unique identifier	**NPL D-2**
Designation purpose	Electricity Substation and Telecommunications Operations (Mareretu)
Site identifier	**Site name:** Mareretu Substation **Legal description:** Lot 2 DP104982 PID 4853602 **Physical address:** Paparoa-Oakleigh Road, Paparoa
Lapse date	Given effect (electricity only)
Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Electricity
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D9 **Underlying Zone: General Rural Zone**

NPL D-3 RUAWAI SUBSTATION	
Designation unique identifier	**NPL D-3**
Designation purpose	Electricity Substation and Telecommunications Operations (Ruawai)
Site identifier	**Site name:** Ruawai substation **Legal description:** Section 99 Blk XV Tokatoka SD PID 5017139 **Physical address:** Dunn Road, Ruawai/ School Road, Ruawai
Lapse date	Given effect

Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Electricity **Secondary:** Telecommunications
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D10 **Underlying Zone: General Rural Zone**

NPL D-4 DARGAVILLE SUBSTATION	
Designation unique identifier	**NPL D-4**
Designation purpose	Electricity Substation and Telecommunications Operations (Dargaville)
Site identifier	**Site name:** Dargaville substation **Legal description:** Lot 251 DP 859 PID 5178276 Lot 253 DP 859 PID 5096620 Lot 254 DP 859 PID 4807235 Lot 255 DP 859 PID 4799764 Lot 252 DP 859 PID 4717951 **Physical address:**117-125 Gordon Street Dargaville **Site description:** Dargaville substation
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Electricity **Secondary:** Telecommunications
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D12 **Underlying Zone: General Residential Zone**

NPL D-5 MAUNGATŪROTO SUBSTATION	
Designation unique identifier	**NPL D-5**
Designation purpose	Electricity Substation and Telecommunications Operations (Maungatūroto)
Site identifier	**Site name:** Maungatūroto Substation **Legal description:** Part Allot 38C PSH of Wairau PID 5002310 Part 38 PSH of Wairau PID 4735950 **Physical address:** 43 Hurndall Street East, Maungatūroto/SH12 **Site description:** Maungaturoto Substation
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Electricity **Secondary:** Telecommunication
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D13 **Underlying Zone: General Rural Zone**

NPL D-6 MANGAWHAI NORTH SUBSTATION	

Designation unique identifier	**NPL D-6**
Designation purpose	Electricity Substation and Telecommunications Operations (Mangawhai)
Site identifier	**Site name:** Mangawhai North Substation **Legal description:** Lot 1 DP194924 PID 4809739 **Physical address:** Cove Road/ Molesworth Mangawhai **Site description:** Mangawhai substation
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Electricity **Secondary:** Telecommunications
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D58 **Underlying Zone: General Rural Zone**

NPL D-7 DARGAVILLE TELECOMMUNICATIONS	
Designation unique identifier	**NPL D-7**
Designation purpose	Telecommunications Dargaville
Site identifier	**Site name:** Dargaville Communications **Legal description:** Lot 2 DP331615 PID 6705856 **Physical address:** 10 Mountview Place, Dargaville **Site description:** Telecommunications Site Dargaville
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Telecommunications
Conditions	Yes
Additional information	Rolled over without modification. **Legacy reference:** D65 **Underlying Zone: General Residential Zone**

Conditions

1. Any pole, mast, aerial, panel, element, dish or support structure up to height of 10m above ground, (excluding equipment to protect the infrastructure from lightning strike) may be undertaken without the requirement for an outline plan of works.

2. Any pole, mast, aerial, panel, element, dish or support structure over 10m but not exceeding 15m above ground, (excluding equipment to protect the infrastructure from lightning strike) is permitted but will require an outline plan of works.

3. No pole, mast, aerial, panel, element, dish or support structure shall exceed height of 15m above ground, (excluding equipment to protect the infrastructure from lightning strike).

4. Telecommunication installations shall comply with New Zealand Standard NZS2772.1:1999 (or any subsequent amendments to that Standard). Installations compliant with this condition shall not require an outline plan of works to demonstrate compliance.

5. All ground disturbed by works undertaken on or under the site shall be reinstated on completion of the works.

6. Up to two dishes or panels may be attached to any single pole or mast without the requirement for an

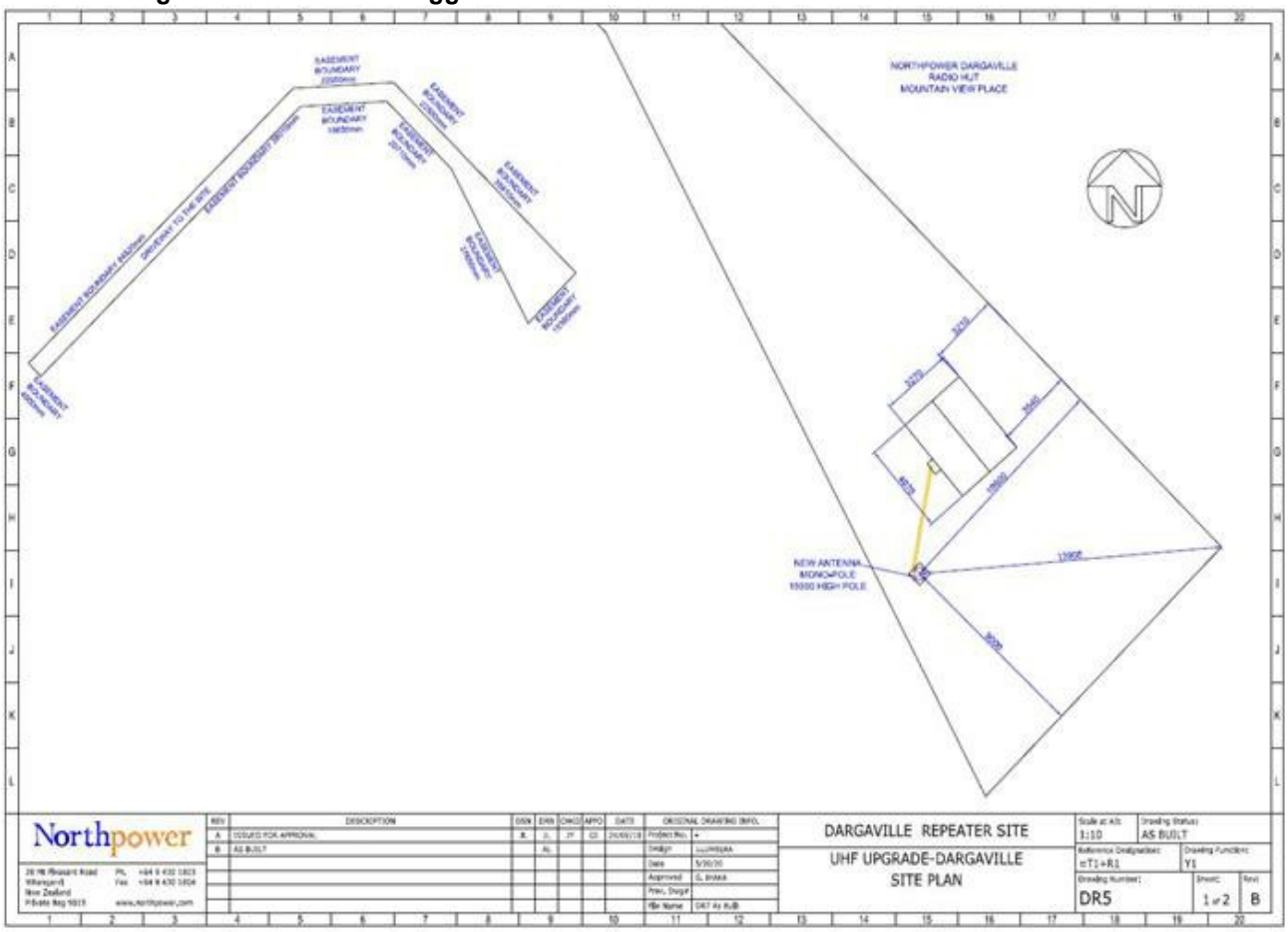
outline plan of works. An outline plan must be submitted for three dishes or panels.

7. No more than three dishes or panels may be attached to any single pole or mast. 8. Electricity supply lines shall be located underground.

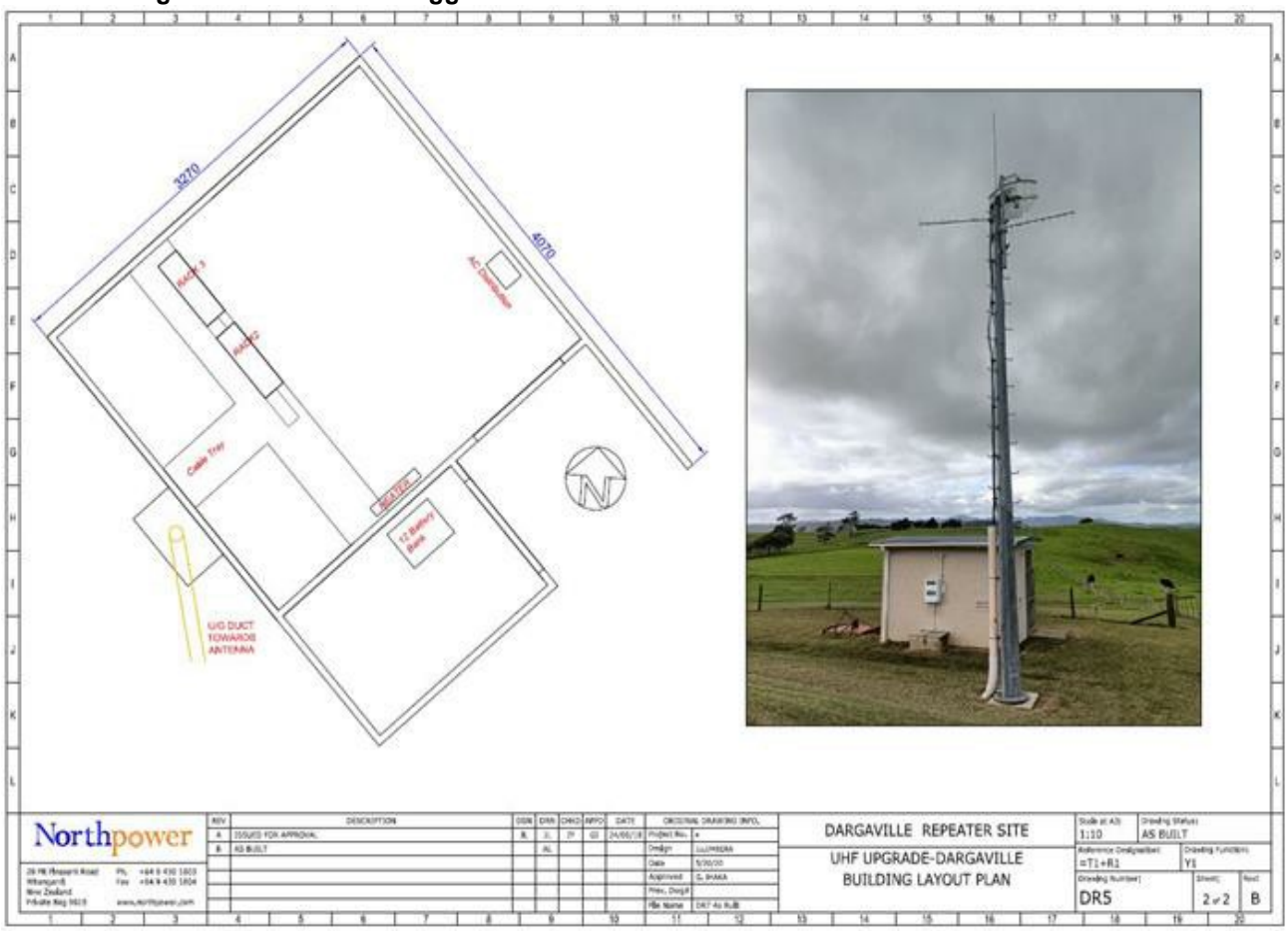
Note:

Two plans labelled Working\General\2F290s1.dgn and dated 5/12/2008 and 31/03/2009 form part of the works incorporated in the designation.

Click on image below to make it bigger:



Click on image below to make it bigger:



NPL D-8 MANGAWHAI CENTRAL SUBSTATION	
Designation unique identifier	**NPL D-8**
Designation purpose	Electricity Substation and Telecommunications Operations (Mangawhai Central)
Site identifier	**Site name:** Mangawhai Central Substation **Legal description:** Part of Lot 301 DP560726, RT990199 (The substation will be located on proposed Lot 1 RM190283 which is not yet completed) **Physical address:** 83 Molesworth Drive, Mangawhai **Site description:** Mangawhai Central Substation
Lapse date	10 Years
Designation hierarchy under section 177 of the Resource Management Act	**Primary:** Electricity **Secondary:** Telecommunications
Conditions	Yes
Additional information	Rolled over without modification. **Legacy reference:** D67 **Underlying Zone: Special Purpose Zone - Estuary Estates (Mangawhai Central)**

Conditions

1. All structures and buildings must not exceed a maximum height of 8 metres and a maximum total building

coverage of 60%.

2. All structures and buildings must be setback a minimum of 7.5 metres from the front boundary.

3. All structures and buildings must not exceed a height of 3.0 metres plus the shortest horizontal distance between the building and the road boundary.

4. All activities must be conducted within buildings. Outdoor storage or stockpiles of materials or equipment is prohibited with the exception that short term activities and storage outside buildings is permitted in emergency situations.

5. All activities must be conducted so as to ensure the following noise limits are not exceeded outside of the boundary of the designation:
    a. 55dB LAeq between 0700 and 1900 (Monday to Saturday); 50dB LAeq between 1900 and 2200 (Monday to Saturday) and 0700 to 2200 (Sunday and public holidays); and 45dB LAeq and 75dB LAfmax between 2200 and 0700 (at any other time), except for emergency service vehicles and the operation of emergency service call-out sirens;
    b. Sound levels shall be measured in accordance with NZS 6801: 2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with NZS 6802: 2008 Acoustics - Environmental Noise.
    Note: The use of generators is exempt from the requirement of Condition 5 where the use is required in emergency situation to ensure continuous supply of power, or where urgent maintenance is required.

6. External lighting is prohibited between the hours of 22:00 and 07:00 with the exception of motion activated security lighting or during emergency works and other maintenance work requiring out of hours activity.

7. External lighting must not exceed the following standards:
    a. The light spill onto any other site measured at the designation boundary does not exceed 10 lux at any receiving property boundary or 15 lux at any road reserve boundary; and
    b. The artificial lighting complies with AS/NZS 1158:1996; or
    c. The lighting is required under health and safety regulations.

8. The construction of the substation shall be in general accordance with the plan referenced Proposed Site Plan Drawing MWC-40010, Revision 7 dated 12 April 2022.

9. An outline plan of works pursuant to section 176A of the Resource Management Act 1991 must be submitted to Council for any new structures and/or equipment, other than the following:
    a. Works referenced in Condition 8; or
    b. Structures and/or equipment which are to replace the existing structures and/or equipment on the site at the time of consideration or application of an outline plan of works and/or equipment installed inside the proposed substation; or
    c. Any temporary structures erected for the purposes of allowing maintenance or repair of existing structures and/or equipment for up to a period of one month unless written confirmation is obtained from the Resource Consents Manager (or delegated representative) for an alternative timeframe and will be removed once any maintenance or repair has ceased; or
    d. Technology, structures and/or equipment permitted by the underlying District Plan Zone rules as they exist at the time of installation.

10. The activities on the site must not exceed the reference levels for public exposure to 50 Hz electric and magnetic fields set out in the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines at all times:
    a. Electric field strength: 5 kV/m; and
    b. Magnetic flux density: 100 microtesla.

11. The Requiring Authority shall, at its expense, engage an electrical engineer to carry out measurement of the electric and magnetic fields emitting from the substation to confirm compliance with the ICNIRP guidelines. An engineer's report with measurement results shall be provided to Council within three months of the substation commencing operation and within three months of the commencement of operation of any additional transformers or capacity upgrades. The report shall be submitted to the Resource Consents Manager (or delegated representative).

12. The landscape planting within the 2.5m front yard setback shall be implemented and maintained in perpetuity.

ADVICE NOTES

1. Pursuant to Section 184 of the Resource Management Act 1991, this Designation will lapse on the expiry of five years after the date that it was incorporated into the District Plan if it has not been given effect to.

2. No costs shall be imposed on affected Landowners as a result of the proposal.

3. All archaeological sites are protected under the provisions of the Historic Places Act 1993. It is an offence under that act to modify, damage or destroy any archaeological site, whether the site is recorded or not. Application must be made to the New Zealand Historic Places Trust for an authority to modify, damage or destroy an archaeological site(s) where avoidance of effect cannot be practiced.

4. If subsurface archaeological evidence (shell, midden, hangi, storage pits, etc.) should be unearthed during construction, work should cease in the immediate vicinity of the remains and the Historic Places Trust should be contacted.

5. In the event of koiwi (human remains) being uncovered, work should cease immediately and the Tangata Whenua of the area shall be contacted so that appropriate arrangements can be made.

NZTA — New Zealand Transport Agency

STATE HIGHWAY 1	
Designation unique identifier	**NZTA D-1**
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure.
Site identifier	**Site name:** State Highway 1 **Physical** address: From the Whangarei District boundary in the north to the Auckland Regional boundary in the south **Site description:** SH1
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D52 **Underlying zone: Unzoned (Road Reserve)** • From Waihoihoi River at Waipu to the intersection with SH12, NZ Gazette 108, p3421, 14 December 1978. • From the intersection with SH12 to the Kaiwaka River Bridge (South Branch), NZ Gazette 16, p464, 1 March 1979. • Kaiwaka North, NZ Gazette 18, p418, 27 February 1997. • Kaiwaka River Bridge to Ross Road, NZ Gazette 115, p3847, 13 December 1979.

STATE HIGHWAY 12	
Designation unique identifier	**NZTA D-2**
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure.
Site identifier	**Site name:** State Highway 12 from the Far North District boundary in the north to the intersection with State Highway 1 in the south. **Physical address:** From Far North District boundary at Waipoua Forest, south through Dargaville, eastward through Maungatūroto to the intersection with SH1 in the south, north of Kaiwaka. **Site description:** SH12 including Matakohe Bridges and Old SH12
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	None
Additional information	Rolled over with modifications. **Legacy reference:** D53, D53/1 (safety improvements) and D66 (Matakohe bridges) **Underlying zone: Unzoned (Road Reserve)** • From Dargaville - Bradleys Landing East Road, NZ Gazette 1999, page 1897, 5 July 1999.

	• From Bradleys Landing East Road - Tokatoka Road, NZ Gazette 1999, page1897, 5 July 1999. • From Tokatoka Road — Ruawai, NZ Gazette 1999, page 1897, 5 July 1999. • From the Ruawai Township to the intersection with SH1 at Brynderwyn, NZ Gazette 175, p4415, 23 December 2004.

STATE HIGHWAY 14	
Designation unique identifier	**NZTA D-3**
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure.
Site identifier	**Site name:** State Highway 14 **Physical address:** From the Whangarei District boundary westwards to Dargaville through Tangitororia and Tangowahine. **Site description:** SH 14
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Varies
Conditions	None
Additional information	Rolled over with modifications. **Legacy reference:** D54 **Underlying zone: Unzoned (Road Reserve)** • From Waiotama Bridge to SH12, NZ Gazette, 18 p550, 28 Feb 2002

TPR — Transpower New Zealand Limited

Designation unique identifier	**TPR D-1**
Designation purpose	Electricity Substation (Maungatūroto)
Site identifier	**Site Name:** Maungatūroto Substation **Legal Description:** Lot 1 PID 4845121 DP136110 **Physical Address:** George Road, Maungatūroto **Site Description:** Maungatūroto Substation
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	Rolled over without modification. **Legacy reference:** D11 **Underlying zone: General Rural Zone**

SCHED1 — Historic Heritage Resources

Unique Identifier	Name: Address:	Legal Description: Parcel ID:	District Plan Category	NZHPT Category: List Number:	Extent of Setting
HH-ARA-01	All Saints' Anglican Church 3358 Mititai Road, Arapohue	Part Allot 5 Arapohue Psh Blk II Tokatoka SD 4754622	A	II 425	Legal Boundaries
HH-ARA-02	Enderley, former F & G Bradley Homestead 726 Arapohue Road, Arapohue	Part Allot 56 Parish of Arapohue 4789464	B		Refer to Planning Maps
HH-BRY-01	Coates Memorial Intersection of SH 1 and SH 12 (adjacent to 2753 SH 1), Brynderwyn	Road Reserve 5239718	A		Refer to Planning Maps
HH-DAR-01	Former Finlayson house, 'Kauri Lodge' 60 Bowen Street, Dargaville	Lot 1 DP 60181 5101345	A		Refer to Planning Maps
HH-DAR-02	Former Williams house/former Mt Pleasant Private Hospital 84 Hokianga Road, Dargaville	Lot 1 DP 77901 5007394	B	II 3939	Legal Boundaries
HH-DAR-03	Former Anderson/ Smith/Vodanovich house 165 Victoria Street, Dargaville	Lot 57 DP 859 5162795	B	II 3852	Legal Boundaries
HH-DAR-04	Former Dargaville School Infant Department Building 15 Gordon Street, Dargaville	Lot 1 DP 106420 4958539	B		Refer to Planning Maps
HH-DAR-05	Holy Trinity Anglican Church and Parish Hall	Lot 224 DP 56 5094475	A	II 476 (church)	Legal Boundaries

	56-58 Hokianga Road, Dargaville				
HH-DAR-06	Holy Trinity Anglican Church Vicarage 11 Tunatahi Street, Dargaville	Pt Tunatahi Blk being Pt DP3831 4733246	B	II 7219	Legal Boundaries
HH-DAR-07	Former Hosking / 'Otimai' house 48 Hokianga Road, Dargaville	Lot 1 DP 131487 4981849	B	II 3857	Legal Boundaries
HH-DAR-08	Former Crump/Matich doctor's residence & surgery 46 Hokianga Road, Dargaville	Lot 4 DP 15704 4979795	A	II 3862	Legal Boundaries
HH-DAR-09	Former Wansbone house 49 Hokianga Road, Dargaville	Part Tunatahi Block 4974419	B	II	3858
HH-DAR-10	Dargaville Courthouse 45 Hokianga Road, Dargaville	Part Lot 1 & Lot 2 DP 17768 Part 4854996 and 4978591	B		Refer to Planning Maps
HH-DAR-11	Municipal Chambers 37 Hokianga Road, Dargaville	Lot 15 DP 10897 5011250	A	II 3859	Refer to Planning Maps
HH-DAR-12	Former Natives' Association / Northern Wairoa Old Residents' Association clubrooms / Lions Centre 25 Hokianga Road, Dargaville	Part Tunatahi Block 4848088	A	II 3860	Legal Boundaries
HH-DAR-13	Former Dargaville Borough Council offices 28 Hokianga Road, Dargaville	Lot 2 DP 8486 4832753	B	II 3941	Legal Boundaries
HH-DAR-14	Former Smith & Bradley garage	Part Tunatahi Block 5007648	B		Legal Boundaries

	45 Normanby Street, Dargaville				
HH-DAR-15	Northern Wairoa Hotel 70 Victoria Street, Dargaville	Lot 2 DP 15684 5141967	A	II 3861	Legal Boundaries
HH-DAR-16	Former Empire Theatre Building 56-60 Victoria Street, Dargaville	Part DP 11047, Lot 3 DP 18078, Part Lot 30 DP 22342, Lot 2 DP 18078, Lot 1 DP 24170, Lot 2 DP 24170 7467100, 4752162, 4998456, 4864102, 4994900, 5204383	B		Legal Boundaries
HH-DAR-17	Former Williams, Ball & Fannon building 52-54 Victoria Street, Dargaville	DP 12948, Part Lot 29 DP 17842 7476636, 5075412	A		Legal Boundaries
HH-DAR-18	Central Hotel 18-22 Victoria Street, Dargaville	Part Tunatahi Block 5007512	A	II 3825	Legal Boundaries
HH-DAR-19	Soldiers' War Memorial Band Rotunda Victoria Street, Dargaville	Road Reserve 5251187	A	II 3851	Refer to Planning Maps
HH-DAR-20	Former Masonic Hall 14 Victoria Street, Dargaville	Part Lot 14 DP 1025 and Lot 1 DP 14158 4795666 and 5171844	B		Legal Boundaries
HH-DAR-21	Former McLaren/Thompson sheds 2 River Road, Dargaville	Lot 1 DP 502436 7723205	B	II 3855	Legal Boundaries
HH-DAR-22	Former Jones/Condon cottage 9 River Road, Mangawhare,	Part Mangawhare Block 4727321	B	Historic Area 7002	Legal Boundaries

	Dargaville				
HH-DAR-23	Former Jones/Lodge cottage 11 River Road, Mangawhare, Dargaville	Part Mangawhare Block 4938883	B	Historic Area 7002	Legal Boundaries
HH-DAR-24	Former Jones/Atkinson cottage 13 River Road, Mangawhare, Dargaville	Lot 1 DP 184825 5033068	B	Historic Area 7002	Legal Boundaries
HH-DAR-25	Former Jones/Ford cottage 15 River Road, Mangawhare, Dargaville	Part Mangawhare Block 4809380	B	Historic Area 7002	Legal Boundaries
HH-DAR-26	Former Jones/Dutch cottage 17 River Road, Mangawhare, Dargaville	Part Mangawhare Block 5014879	B	Historic Area 7002	Legal Boundaries
HH-DAR-27	Former Jones House 23 River Road, Mangawhare, Dargaville	Lot 1 DP 66149 4743668	A	Historic Area 7002	Legal Boundaries
HH-DAR-28	Former Marriner house 61 River Road, Dargaville	Lot 112 DP 14948 5110765	B	II 3940	Legal Boundaries
HH-DAR-29	Commercial Hotel 73-77 River Road, Dargaville	Part Mangawhare Block 4899286	A	II 471	Legal Boundareis
HH-DAR-30	‘Aoroa’, Harding homestead 242 Pouto Road, Pouto Peninsula	Lot 1 DP 193628 4847012	A	II 427	Refer to Planning Maps
HH-DAR-31	Sacred Heart Catholic Church 97 Hokianga Road	Lots 91 & 92 DP 6979 7473640 and 7473641	A		Legal Boundaries

HH-DAR-32	Former Mitchelson house 122 Pouto Road, Aoroa, Dargaville	Lot 1 DP 412455 7182640	B		Legal Boundaries
HH-HAK-01	Hakaru Hall 740 Settlement Road, Hakaru	Part Allot 125 PSH OF Kaiwaka and Road Reserve 5094132 and 5210630	B		Refer to Planning Maps
HH-HAK-02	Former Hakaru Butter Factory 729 Kaiwaka-Mangawhai Road, Kaiwaka	Part Allot 117 Parish of Kaiwaka 7002144	B		Refer to Planning Maps
HH-KAIH-01	Catholic Church of St Agnes 7A Kaihu Wood Road, Kaihu	Pt Opanake 2K2D Block 4973475 and 5004131	A		Legal Boundaries
HH-KAIH-02	Kaihu Tavern 3065 SH 12, Kaihu	Opanake 2K2Y Block 5182410	A	II 3285	Refer to Planning Maps
HH-KAIW-01	Anglican Church of St Michael and All Angels 61 Valley Road, Hakaru	Lot 2 DP 23918 5195637	A	II 458	Legal Boundaries
HH-KAIW-02	St Paul's Anglican Church 13 Kaiwaka-Mangawhai Road, Kaiwaka	Part Allots 200 & 38 & Allot 204 Village of Kaiwaka 4896308 and 4733808, 4756584	A		Legal Boundaries
HH-KAIW-03	Former Wesleyan Mission Station mission-house (former Gittos house) 143 Rangiora Road, Oneriri Peninsula	Lot 4 DP 565173 8309010	A	II 459	Refer to Planning Maps
HH-MAM-01	St Mary’s Anglican Church	Part Kaihu 1A2G Block 4962886	A	II	Refer to Planning Maps

	1993 State Highway 12, Mamaranui			9663	
HH-MAN-01	Former James / Bowmar house & dairy 619 Tara Road, Mangawhai	Lot 1 DP 470898 7849660	A	II 3904 (house) & 3907 (dairy)	Refer to Planning Maps
HH-MAN-02	'Taradene', Wharfe farmhouse 510 Tara Road, Mangawhai	Lot 1 DP 323401 6644892	B		Refer to Planning Maps
HH-MAN-03	Former Wood cottage 48 Moir Street, Mangawhai	Part Allot 1 PSH OF Mangawhai 4933421	A	II 2587	Legal Boundaries
HH-MAN-04	Mangawhai Hall & Library 45 Moir Street, Mangawhai	Part Allot 1 PSH OF Mangawhai 5028725 and 5146706	B		Refer to Planning Maps
HH-MAN-05	Mangawhai Tavern 2 Moir Street, Mangawhai	Lot 1 DP 184383 4913764	A	II 3908	Refer to Planning Maps
HH-MAN-06	Former Moss/Mandich House 12 Moir St Mangawhai	Lot DP 117126 5015680	B		Legal Boundaries
HH-MAT-01	Zion Church 38 Otuhianga Road, Matakohe	Allot 257A PSH OF Matakohe 5199364	B		Legal Boundaries
HH-MAT-02	Former Matakohe Store 72 Matakohe East Road, Matakohe	Lot 4 DP 91958 4772656	B		Refer to Planning Maps
HH-MAT-03	Matakohe Fallen Soldiers' Memorial Church Road, Matakohe	Allot 73 SBRS OF Matakohe 4945174	A		Legal Boundaries

HH-MAT-04	Coates Memorial Church 5 Church Road, Matakohe	Part Allot 37 SBRS OF Matakohe 5203023	A		Legal Boundaries
HH-MAT-05	Former Matakohe Congregational Church / Pioneer Church Hall 11 Church Road, Matakohe	Part Allot 37 SBRS OF Matakohe 4957164	A	II 3905	Refer to Planning Maps
HH-MAT-06	Birtley, Former Pheasant cottage 59 Church Road, Matakohe	Lot 1 DP 71330 4738674	B		Legal Boundaries
HH-MAT-07	'Devon Grove', Smith farmhouse 42A Matakohe Wharf Road, Matakohe	Lot 1 DP 168185 5161042	A		Refer to Planning Maps
HH-MAU-01	Former railway worker's cottage 1056 State Highway 12, Maungaturoto	Flat 6 DP 142935, Part Allot E62 PSH OF Wairau 7768694	B		Refer to Planning Maps
HH-MAU-02	Former railway worker's cottage 1054 State Highway 12, Maungaturoto	Flat 7 DP 142935, Part Allot E62 PSH OF Wairau 7768694	B		Refer to Planning Maps
HH-MAU-03	Former railway worker's cottage 1052 State Highway 12, Maungaturoto	Flat 8 DP 142935, Part Allot E62 PSH OF Wairau 7768694	B		Refer to Planning Maps
HH-MAU-04	Former railway worker's cottage 1050 State Highway 12, Maungaturoto	Flat 9 DP 142935, Part Allot E62 PSH OF Wairau 7768694	B		Refer to Planning Maps
HH-MAU-05	Former railway worker's cottage 1048 State Highway 12, Maungaturoto	Flat 10 DP 142935, Part Allot E62 PSH OF Wairau 7768694	B		Refer to Planning Maps

HH-MAU-06	Former railway worker's cottage 1046 State Highway 12, Maungaturoto	Flat 11 DP 142935, Part Allot E62 PSH OF Wairau 7768694	B		Refer to Planning Maps
HH-MAU-07	Maungaturoto Centennial Memorial Library & Women's Rest Rooms 150 Hurndall Street West, Maungaturoto	Part Lot 3 DP 8457 7196821	B		Legal Boundaries
HH-MAU-08	Former National Bank [second] 142 Hurndall Street West, Maungaturoto	Lot 2 DP 8457 5113248	B		Refer to Planning Maps
HH-MAU-09	Davidson Memorial Congregational Church & Hall 98 Hurndall Street East, Maungaturoto	Lot 4 DP 54745 5001323	B		Legal Boundaries
HH-MAU-10	Former Maungaturoto Courthouse 62 Hurndall Street East, Maungaturoto	Part Allot 239 PSH OF Wairau 4816901	B		Legal Boundaries
HH-MAU-11	Former National Bank [first] 50 Hurndall Street East, Maungaturoto	Lot 2 DP 113988 4873706	B		Legal Boundaries
HH-MAU-12	Former Maungaturoto Police Station & Residence 51 Hurndall Street East, Maungaturoto	Allot 218 PSH OF Wairau 4941357	B		Refer to Planning Maps
HH-MAU-13	Maungaturoto Hotel 35 Hurndall Street East, Maungaturoto	Part Allot 38C, Part Allot 164 & Allot 231 Parish of Wairau 5185835,4735946	B		Refer to Planning Maps

		and 4992472			
HH-MAU-14	Kakaraea/Oneroa (Wesleyan Methodist) Church 90 Tanoa Road, Tanoa	Te Oneroa Blk, Blk V Otamatea SD 5073228	A	II 460	Legal Boundaries
HH-MAU-15	Former Masefield house 930 Batley Road, Marohemo	Lot 1 DP 595007 8523251	A	II 7349	Refer to Planning Maps
HH-OMA-01	Former Mareretu YMCA Hall/Omana Settlers' Hall 1308 Girls High School Road, Pukehuia	Lot 1 DP 57037 4854982	A		Legal Boundaries
HH-ORU-01	Oruawharo Wesleyan Chapel [former] / Ratana Church 41 Oruawharo School Road, Oruawharo	Nuhaka Block 5185620	A		Legal Boundaries
HH-ORU-02	Former Oruawharo Native School building / Te Kura Kaupapa Māori O Ngāringaomatariki building 34 Oruawharo School Road, Oruawharo	Part Oruawharo A6 Blk X Otamatea SD 4927960	B		Refer to Planning Maps
HH-PAH-01	Former Haigh house 493 Pahi Road, Paparoa	Allot 21 SBRS OF Pahi 4976304	B	II 7541	Refer to Planning Maps
HH-PAH-02	Former Pahi Hotel Piccadilly Street, Pahi	Part Allot 159 TN OF Pahi 4892343	A		Refer to Planning Maps
HH-PAH-03	Former Haines/Chadwick Store/Pahi Community Hall	Allot 163 TN OF Pahi and Road Reserve 4971812 and 5233685	A		Refer to Planning Maps

	680 Pahi Road, Pahi				
HH-PAP-01	Former Cliff's Store/Paparoa Store 2024 Paparoa Valley Road, Paparoa	Lot 1 DP 348878 6779792	B		Legal Boundaries
HH-PAP-02	Former National Bank and manager's residence 2020 Paparoa Valley Road (SH 12), Paparoa	Pt DP 8228 Blk XI Matakohe SD 4766235	A	II 3288	Refer to Planning Maps
HH-PAP-03	Former Paparoa Post and Telegraph Office & postmaster's residence 3247 Paparoa-Oakleigh Road, Paparoa	Section 1 SO 63428 5202240	B		Legal Boundaries
HH-PAP-04	Former DE Evans' house and workshop 5 Hook Road, Paparoa	Lot 1 DP 207529 4945846	B	II 3950	Legal Boundaries
HH-PAP-05	Paparoa Methodist and Jubilee Social Hall 12 Hook Road, Paparoa	Lot 1 DP 99263 5074341	A	II 3910	Refer to Planning Maps
HH-PAP-06	Former Nurse Cavell Memorial Hospital 1885 Paparoa Valley Road, Paparoa	Lot 2 DP 433814 7379716	A		Legal Boundaries
HH-PAP-07	'Thorne', former Ariell farmhouse 56 Ariels Lane, Paparoa	Lot 6 DP 211785 6575528	B		Refer to Planning Maps
HH-PAP-08	Former Redfern brick kiln 2139 State Highway	Part Allotment S92 Parish of Paparoa 4747977	B		Refer to Planning Maps

	12, Paparoa				
HH-POU-01	Pouto War Memorial 6424 Pouto Road, Pouto Peninsula	Part Pouto 2E6B2B3 Block II Okaka SD-Māori Reserve 5092659	A		Refer to Planning Maps
HH-POU-02	Former Pouto School building 23 Signal Station Road, Pouto Point	Section 36 Block II Okaka SD 5194555	A	II 3943	Legal Boundaries
HH-POU-03	Former Kaipara Customhouse & collector's residence / Marine Hall 16 Signal Station Road, Pouto Point	Section 9 Block II Okaka SD 4837116	A	II 3868	Legal Boundaries
HH-POU-04	Kaipara Heads Lighthouse Pouto Point	Pt Pouto 3 Blk IV Okaka SD (historic reserve) 4708595	A	II 7596	Legal Boundaries
HH-POU-05	Former Kaipara Heads Signal Station signalman's house 3 Signal Station Road, Pouto Point	Section 8 Block II Okaka SD 4767703	B		Legal Boundaries
HH-RUA-01	Former Ruawai Post & Telegraph Office & postmaster's residence 14 Ruawai Wharf Road, Ruawai	Section 61 Block XV Tokatoka SD 5091884	B		Legal Boundaries
HH-TANG-01	Upper Wairoa District War Memorial 23 Pukehuia Road, Pukehuia	Part Lot 1 DP 35250 5143728	B		Refer to Planning Maps
HH-TANG-02	Anglican Church of the Ephiphani/Epiphany 117 Pukehuia Road,	Mareikura G2G Block 4961062	A		Legal Boundaries

	Tangiteroria				
HH-TANG-03	Wesleyan Mission Station centenary cairn 3094 SH 14, Tangiteroria	Lot 5 DP 408033 7233691	A		Refer to Planning Maps
HH-TANW-01	Former Gibbons / Brcic house 4450 State Highway 14, Tangowahine	Part Lot 12 DP 24559 4876001	B		Legal Boundaries
HH-TANW-02	Former Coleman homestead 4257 SH 14, Tangowahine	Section 7 SO 432582 7273999	B		Refer to Planning Maps
HH-TEK-01	'Lilac Villa', former Wordsworth farmhouse 847B Pouto Road, Pouto Peninsula	Lot 1 DP 66237 5032805	B	II 3867	Legal Boundaries
HH-TEK-02	Former Methodist Mission Hall 38 Norton Street, Te Kopuru	Lot 9 DP 3853 4892906	B		Legal Boundaries
HH-TEK-03	St Peter's Anglican Church & Sunday School Hall (former Smith store) 15 Norton Street, Te Kopuru	Lot 1 DP 178449 4894352	A	II 428 and 3866	Legal Boundaries
HH-TEK-04	Te Kopuru School building 9 Norton Street, Te Kopuru	Part Allot 54 PSH OF Kopuru 4732941	A	II 3870	Refer to Planning Maps
HH-TEK-05	Former Te Kopuru Post & Telegraph Office & postmaster's residence 1 Norton Street, Te Kopuru	Section 1 SO 64121 4699240	B	II 3871	Refer to Planning Maps
HH-TEK-06	Former Watson/Jordan	Lot 11 DP 942	B		Legal Boundaries

	cottage 8 Clean Street, Te Kopuru	5162850			
HH-TEK-07	Anglican Church of Bethlehem Pouto Road, Pouto Peninsula	Allotment 95 Tatarariki Psh Blk X Tokatoka SD 5039827	A	II 3863	Legal Boundaries
HH-TEK-08	Former Northern Wairoa Hospital buildings [hospital ward, isolation ward & maternity annexe] 72/76 Norton Street Te Kopuru	Part Allot 5 & Part Allot 143 Parish of Te Kopuru, Lot 2 DP 59668 4852211 and 5113563, 4776175	B		Legal Boundaries
HH-TIN-01	'Ruatuna', former Coates homestead 441 Tinopai Road, Tinopai Peninsula	Lot 1 DP 67079 4782879	A	I 7	Legal Boundaries (excluding driveway)
HH-TIN-02	Anglican Church of St Michael's on the Hill 703B Tinopai Road, Tinopai Peninsula	Lot 2 DP 29175 4762172	A	II 3913	Legal Boundaries
HH-TIN-03	Women's Institute Hall/Tinopai Community Hall 17-25 Komiti Road, Tinopai	Lot 4 DP 12065 5201094	A		Legal Boundaries
HH-WHA-01	Former North Kaipara Co-operative Dairy Company butter factory 1157 Whakapirau Road, Maungaturoto	Lot 2 DP 47660 4870540	B	II 461	Refer to Planning Maps
HH-WHA-02	St Alban's Anglican Church 39 Oxford Street, Whakapirau	DP 26600 Blk III Hukatere SD 5042632	A	II 462	Legal Boundaries

Note: *Some assessment sheets may have different information in regard to Address, Legal Description and Property Id than what is shown in the schedule above. This is due to the KDC GIS being upgraded on a periodic basis as opposed to the assessments which are a static document at a particular point in time.*

Heritage Covenants

The following listings are for information purposes only, as the district plan rules do not apply to these items.

Identifier	Name	Address	District Plan Category	NZHPT Category & List Number	Extent of Setting
HH-COV-01	Former Dargaville Post Office & Telephone Exchange	42 Normanby Street, Dargaville	N/A	I / 3827	Refer to Heritage Covenant (HNZPT)
HH-COV-02	Former James & Elizabeth Cliff House	3 Franklin Road, Paparoa	N/A	II / 3909	Refer to Heritage Covenant (HNZPT)
HH-COV-03	Former Smith Farmhouse / 'Totara House'	26 Matakohe Wharf Road, Matakohe	N/A	II / 7091	Refer to Heritage Covenant (HNZPT)

Heritage Orders

The following Heritage Order has been identified for information purposes only. For further details please refer to the heritage covenant.

Identifier Feature Protected	Heritage Protection Authority	Site	Location	Restrictive Conditions Applying to Feature
HO-01 Morton Bay Fig Tree including all the limbs and branches and the root system.	Kaipara District Council	Allot 164 TN OF Pahi and Lot 2 DP 54014	Pahi Road, Pahi	No person may trim, cut down, damage, modify or destroy any part of the Morton Bay Fig tree including any branch or root without first obtaining the written consent of the Kaipara District Council.

SCHED2 — Notable Trees

Unique Identifier	Botanical Name	Location	Legal Description Parcel ID	Root Protection Zone (radius)	STEM Score
T-MAU-01	Norfolk Island Pine (Araucaria heterophylla)	930 Batley Rd, Maungatūroto	4915379Part Oahau Block BLK	11.5	204
T-MAU-02	Norfolk Island Pine (Araucaria heterophylla)	930 Batley Rd, Maungatūroto	4915379Part Oahau Block BLK	11.5	204
T-MAU-03	Norfolk Island Pine (Araucaria heterophylla)	930 Batley Rd, Maungatūroto	4915379Part Oahau Block BLK	11.5	204
T-PAH-1	Norfolk Island Pine (Araucaria heterophylla)	Pahi Recreational Reserve, 671 Pahi Road, Pahi	4999398Allot 21 TN OF Pahi	19.1	204
T-PAH-2	Norfolk Island Pine (Araucaria heterophylla)	Pahi Recreational Reserve, 671 Pahi Road, Pahi	4999398Allot 21 TN OF Pahi	26.8	204
T-PAH-3	Moreton Bay Fig (Ficus macrophylla)	Pahi Recreational Reserve, 8 Fenwicks Point Road, Pahi	5148112Lot 2 DP 54014	57.3	204
T-TEK-1	Norfolk Island Pine (Araucaria heterophylla)	844 Poutu Rd, Te Kopuru	5161951Lot 4 DP 92030	19.1	186
T-TIN-1	Norfolk Island Pine (Araucaria heterophylla)	Road Reserve, 36 Komiti Rd, Tinopai	5206218	20.3	192
T-TIN-2	Norfolk Island Pine (Araucaria heterophylla)	Road Reserve, 40-42 Komiti Rd, Tinopai	5206218	22.2	198
T-TIN-3	Norfolk Island Pine (Araucaria heterophylla)	Road Reserve, 40-42 Komiti Rd, Tinopai	5206218	21	198
T-TIN-4	Norfolk Island Pine (Araucaria heterophylla)	Road Reserve, 40-42 Komiti Rd, Tinopai	5206218	13.8	192
T-TIN-5	Norfolk Island Pine (Araucaria heterophylla)	Road Reserve, 40-42 Komiti Rd, Tinopai	5206218	15.3	192
T-TIN-6	Norfolk Island Pine (Araucaria heterophylla)	Road Reserve, 40-42 Komiti Rd, Tinopai	5206218	15.7	192

Root Protection Zone (RPZ)

The RPZ has been widely adopted by the New Zealand Arboriculture Association and is intended to help avoid damage to the tree's rooting system. The RPZ has been defined as a circle taken from the centre of the trunk with a radius equal to 12 times the diameter of the trunk measured at 1.4m above ground level.

For example, a tree with a one metre diameter trunk, will have a 12m RPZ radius.

Multiple stem measurements require an equation to obtain a combined diameter. In some cases, the tree will have branched into multiple stems below 1.4m above ground. To minimise the equation use, it is proposed that measurements are taken at the narrowest point of the trunk below any 'forks/unions'. This allows for the measurement to be taken from above the root flare in a worst-case scenario. The use of a multiple stem calculation will be required where multiple stems originate at ground level, such as pōhutukawa.

The RPZ definitions are outlined below:

- For single trunk trees. The trunk diameter multiplied by 12 at 1.4m above ground level, or at the narrowest point below any fork/multiple stem development; or
- For multiple stems at ground level. Multiply the square root of the combined (stems) DBH2 by a factor of 12 or

$$DBH = \sqrt{(DBH)^2 + (DBH)^2 + (DBH)^2} \times 12$$

The trunk diameter measurements were recorded during the assessment process and the calculated RPZ is listed within the schedule. An already established RPZ within the PDP provides certainty of the protected zone around the tree, as the identified tree GPS survey locations can be variable and therefore any annotated RPZ is indicative only. To ensure RPZ, all measurements for radius are to be taken from the trunk centre.

When assessing the viability of the tree through developments, the encroachment or impacts within the RPZ and potential effect to the tree will consider the following influences:

- Potential loss of root mass;
- Species and tolerance of root disturbance;
- Tree size and age, vigour;
- Stability;
- Soil characteristics and volume, topography and drainage;
- The presence of existing or past structures or obstacles affecting root growth; and
- Design

Root Protection Zone examples - click on image to make it bigger:

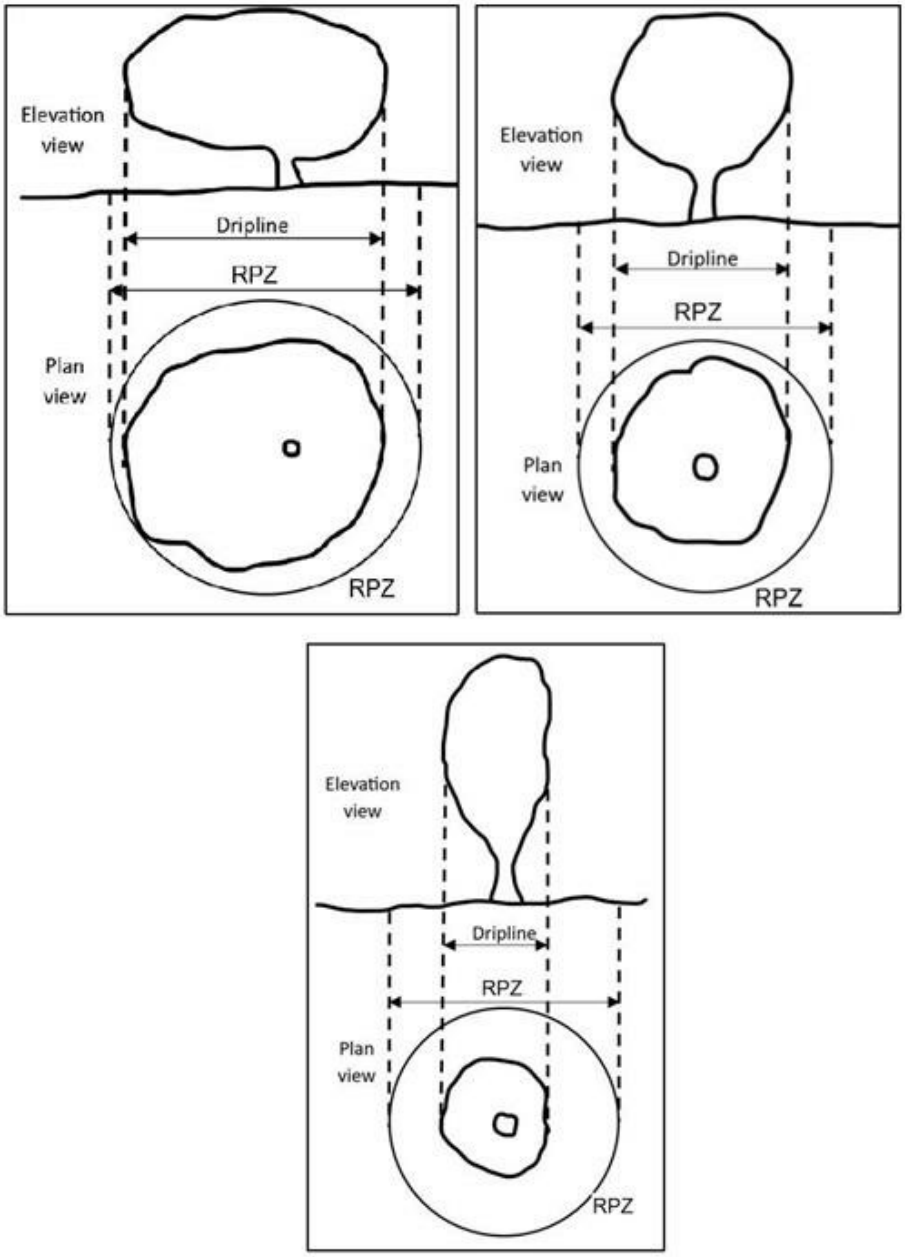


Figure 1: RPZ examples (Ref AS:4970:2009)

Measuring tree girth methodology - click on image to make it bigger:

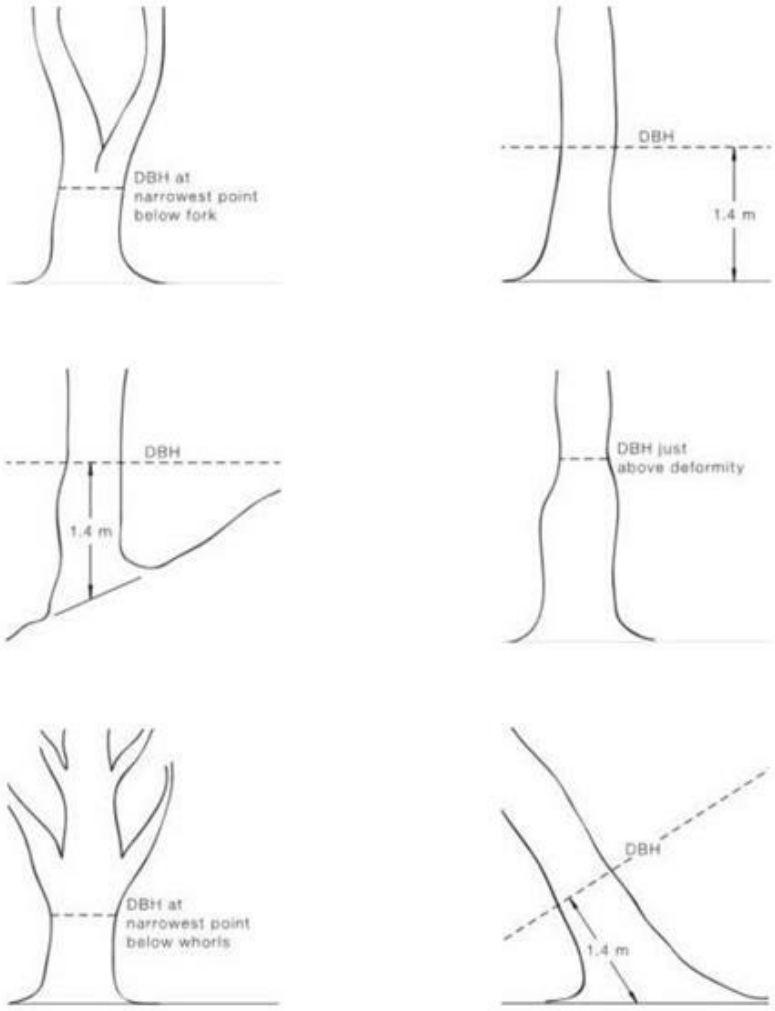


Figure 1: Stem measuring examples (Ref AS:4970:2009)

SCHED3 — Sites and Areas of Significance to Māori

SASM #	SASM Name	SASM Feature/s	Endorsed by	Legal Description	Iwi Authority
SASM-01	Lake Whakaneke	Nohoanga Site	Section 59 Te Uri o Hau Claims Settlement Act 2002Schedule 11	SO Plan 70272 3563 square metres situated in Block 1, North Head Survey District. Part Certificate of Title 238/105.Section 3 SO 70272	Te Uri o Hau
SASM-02	Te Taa Hinga	Nohoanga Site	Section 75Te Uri o Hau Claims Settlement Act 2002Schedule 11	SO Plan 702721.0000 hectares, being Section 4, situated in Block II, Okaha Survey District.	Te Uri o Hau
SASM-03	Lake Mōkeno	Nohoanga Site	Section 75Te Uri o Hau Claims Settlement Act 2002Schedule 11	SO Plan 702721.0520 hectares, being Section 2 situated in Block I, North Head Survey District. Part Certificate of Title 238/105.2 Section 2 SO 70272	Te Uri o Hau
SASM-04	Kiripihi Overlay for Manukapua Government Purpose Reserve	Declared Kiripihi Overlay Area	Section 39Te Uri o Hau Claims Settlement Act 2002Schedule 3	SO Plan 70052	Te Uri o Hau
SASM-05	Te Tarehu Overlay	Statutory Overlay	Section 50Te Roroa Claims Settlement Act 2008	So 354589	Te Roroa
SASM-06	Pouto Stewardship Area	Statutory Acknowledgement	Section 59Te Uri o Hau Claims Settlement Act 2002Schedule 5	SO Plan 70051Part Allot 24 PSH OF Te Kuri	Te Uri o Hau
SASM-07	Pukekararo Scenic Reserve	Statutory Acknowledgement	Sections 22 and 59Te Uri o Hau Claims Settlement Act 2002Schedules 2 and 8	SO Plan 70042, SO 70762 & SO 7076211.1700 hectares, Part Certificate of Title 1123/287. 1.3000 hectares,Part Gazette Notice 764049.1	Te Uri o Hau
SASM-08	Tokatoka Scenic Reserve	Statutory Acknowledgement	Section 68Te Roroa Claims Settlement Act 2008Schedule 2	SO Plan 354587Part Allotment 127 and Allotments 128, 129, and 130 Parish of Tokatoka. All Gazette 1975 page 1091	Te Roroa
SASM-09	Te Riu	Cultural Redress	Section 33Te Roroa Claims Settlement Act 2008Schedule 1	SO 35457218.2 hectares, being Part Section 1 Block VI Waipoua Survey District. Part Gazette 1948	Te Roroa

				page 298.	
SASM-10	Muriwai	Cultural Redress	Section 34Te Roroa Claims Settlement Act 2008Schedule 1	SO 35457534.0 hectares, being Part Section 1 and 4 Block VI Waipoua Survey District. Part Gazette 1948 page 298.	Te Roroa
SASM-11	Papatia and Te Kopae	Cultural Redress	Section 35Te Roroa Claims Settlement Act 2008Schedule 1	SO 354577133.0 hectares, being Part Sections 1 and 2 Block II and Part Section 1 Block V Waipoua Survey District, Part Waipoua Block, Part Waipoua 2B3B2, 2B3E and 2B3C1. Part Gazette 1948 page 298, Part Gazette 1922 page 1196, Part Gazette 1923 page 2540, Part Gazette 1974 page 709 and Part Gazette 1984 page 1432.	Te Roroa
SASM-12	Puketurehu	Cultural Redress	Section 37Te Roroa Claims Settlement Act 2008Schedule 1	SO 375176152.0 hectares, being Part Waipoua Block. Part Gazette 1984 page 1432.	Te Roroa
SASM-13	Maunganui Bluff	Cultural Redress	Section 38Te Roroa Claims Settlement Act 2008Schedule 1	SO 354581509.1808 hectares, being Section 29 Block X and Part Section 1 and Section 3 Block XII Waipoua Survey District and Lot 1 DP 118137. Balance CT NA1181/59 and all C'sT NA1181/60 and NA67D/963	Te Roroa
SASM-14	Manuwhetai	Cultural Redress	Section 39Te Roroa Claims Settlement Act 2008Schedule 1	SO 35458338.6333 hectares, being Lot 1 DP 48230, Lots 1, 2, 4, 50, 51, 52, 53 and 54 DP 121600 and Part Section 19 Block XII Waipoua Survey District. (SO 69533). Part Document C966049.6.	Te Roroa
SASM-15	Puketapu	Cultural Redress	Section 40Te Roroa Claims Settlement Act 2008Schedule 1	SO 35458447.75 hectares, approximately, being Part Section 27A Block XIII Waipoua Survey District. Part Document C966049.6.	Te Roroa
SASM-16	Whangaiariki	Cultural Redress	Section 40Te Roroa Claims Settlement Act 2008	SO 35458423.5 hectares, approximately, being Part Section 64 Block I Kaiiwi Survey District. Part Document C589493.4.	Te Roroa
SASM-17	Ureti	Cultural Redress	Section 41Te Roroa Claims Settlement Act 2008Schedule 1	SO 354588/ DP 1551312107.5550 HectaresLots 1 and 2.	Te Roroa

SASM-18	River Road	Redress Area - Waipoua Forest	Section 87Te Roroa Claims Settlement Act 2009	SO 354588	Te Roroa
SASM-19	Tekateka	Redress Area - Waipoua Forest	Section 87Te Roroa Claims Settlement Act 2013	SO 354588	Te Roroa
SASM-20	Southern Contiguous Area	Redress Area - Waipoua Forest	Section 87Te Roroa Claims Settlement Act 2013	SO 354588	Te Roroa
SASM-21	Whangamoa	Redress Area - Waipoua Forest	Section 87Te Roroa Claims Settlement Act 2014	SO 354589	Te Roroa
SASM-22	Shag Lake Bed	Commercial Redress	Section 100Te Roroa Claims Settlement Act 2008Schedule 1	SO 387809	Te Roroa
SASM-23	Coastal Strip North of Omamari	Commercial Redress	Section 101Te Roroa Claims Settlement Act 2008Schedule 1	SO 434487Pt Kaihu 1, 3 and 4 and Pts Lot 83 DP 10698	Te Roroa
SASM-24	Coastal Strip South of Omamari	Commercial Redress	Section 102Te Roroa Claims Settlement Act 2008Schedule 1	SO 434487Pt Kaihu 1, 3 and 4 and Pts Lot 83 DP 10698	Te Roroa
SASM-25	Pukekararo Scenic Reserve	Redress Area	Section 22Te Uri o Hau Claims Settlement Act 2002 Schedule 2	SO 70762 & SO 7076211.1700 hectares, Part Certificate of Title 1123/287. 1.3000 hectares,Part Gazette Notice 764049.1	Te Uri o Hau
SASM-26	Pukeareinga	Redress Area	Section 23Te Uri o Hau Claims Settlement Act 2002	SO 70764283 square metres.Part Proclamation 5362.Section 1 SO 70764	Te Uri o Hau
SASM-27	Oteono site	Redress Area	Section 26Te Uri o Hau Claims Settlement Act 2002	SO 70271 955 square metres.Part New Zealand Gazette 1899; page 1359.	Te Uri o Hau
SASM-28	Whakapirau Site	Redress Area	Section 27Te Uri o Hau Claims Settlement Act 2002	SO 702762.1640 hectares, Part New Zealand Gazette 1862 page 276Section 1 and 2 SO 70276	Te Uri o Hau
SASM-29	Hokarako	Redress Area	Section 30Te Uri o Hau Claims Settlement Act 2002	SO 7076338.5000 hectares. Part Transfer 507388Section 1 SO 70763	Te Uri o Hau

SASM-30	Part Humuhumu lakebed	Redress Area	Section 30Te Uri o Hau Claims Settlement Act 2002	SO 7076338.5000 hectares. Part Transfer 507388Section 1 SO 70763	Te Uri o Hau
SASM-31	Pouto Road end	Redress Area	Section 31Te Uri o Hau Claims Settlement Act 2002	SO 385036 526 square metres, part New Zealand Gazette 1955 page 403Section 1 SO 38503	Te Uri o Hau
SASM-32	Wahi Tapu sites in Pouto Forest	Redress Area	Section 32Te Uri o Hau Claims Settlement Act 2002	Section 1 SO 65781471 square metres. Part Certificate of Title 238/105; and Section 2 SO 65781 429 square metres. Part Certificate of Title 238/105; and Section 3 SO 65781 441 square metres. Part Certificate of Title 238/105; and Section 4 SO 65781 693 square metres. Part Certificate of Title 238/105; and Section 5 SO 65781 3,032 square metres, more or less, being. Part Certificate of Title 238/105.	Te Uri o Hau
SASM-33	Pou Tu o Te Rangi	Redress Area	Section 33Te Uri o Hau Claims Settlement Act 2002	DP 794375,793 square metres. All Certificate of Title 36B/229.Lot 1 DP 79437	Te Uri o Hau

SCHED4 — Outstanding Natural Features

Access to full report on Outstanding Natural Features by Dr Bruce Hayward

Name= Feature Name

Cat = Feature Category,

A= Large landforms;
B=Smaller more fragile landforms;
C= Dynamic landforms and features in the coastal zone;
D= Robust exposure of geological material (non-coastal);
E = Fragile exposure of geological material (mostly in coastal zone)

CE = Coastal Environment.

I= Importance

A = international,
B = national,
C = regional;

V= vulnerability to human modifications

1 = highly vulnerable to complete destruction
2 = vulnerable to significant damage.
3 = robust and only vulnerable to major developments.

Name	Cat.	Significance	Brief Description	Location	I	V
ONF 1. Avoca trace fossils	E	Two of the best exposures of well-preserved three-dimensional trace fossils in New Zealand.	a. Three-dimensional trace fossils on underside of large limestone boulder in farm paddock. B. Numerous Scolicia trace fossils in road cutting section in glauconitic calcareous sandstone.	On base of limestone boulder in farm paddock, 100 m from quarry just south of Tangowahine Valley Rd intersection with Avoca Rd; and in Tangowahine Valley Rd road-cutting c.600 m south of the same intersection.	B	1
ONF 2. Bald Rock dacite dome	B	Prominent rounded rock peak (exfoliation dome) visible from highway one and some of freshest dacite in Northland.	238 m high exfoliation dome of flow-banded dacite of early Miocene age. Prominent rock feature seen from Hwy 1.	1 km northeast of junction of highway 1 and Baldrock Rd	C	2
ONF 3. Baylys Beach dune sand and lignite sequence	D, CE	Possibly the best and most easily visited section in New Zealand showing the internal structure of a large sand dune barrier. Uniquely it shows the buildup of sand	Lignites and dune sand sequences exposed in eroding sea cliffs and under the beach. Exposures document the history of rises and falls in sea level, of cool and warm climate	All the cliffs from Baylys Beach access (Seaview Rd) northward for 4 km to just past the mouth of a major valley. Also the buried forest under the beach sand (exposed in 2016-17)	B	2

		during at least six periods over the last few hundred thousand years.	vegetation during the Ice Ages and periodic forest establishment over the dune barrier.	in front of Seaview Rd and extending 150 m north. Also the lignite and fossil forest in the cliffs and shore platform and under the beach (exposed 2016-17) 150-250 m south of Baylys Beach access road.		
ONF 4. Brynderwyn dacite domes	A	Prominent Miocene volcanic domes that sit high above surrounding eroded allochthonous sedimentary rocks	Dated as early Miocene these dacite domes are inferred to have intruded through softer allochthonous sedimentary rocks and erupted steep sided domes on the surface. Erosion has removed much of the softer surrounding rock and left the harder intrusional parts of the domes upstanding.	Half way between Maungatūroto and Kaiwaka	C	3
ONF 5. Bull Point spherical concretions	E, CE	Most numerous spherical concretions in one area in Kaipara District. Source and type locality for a number of Late Cretaceous fossil bivalves and ammonites.	Numerous basketball-size and bigger spherical concretions on the foreshore have eroded out of the high tide bank. Numerous smaller concretions on the high tide beach often contain fossil bivalves and occasionally ammonites, but large numbers have been collected or smashed.	For 200 m around the coast of Bull Pt at the southern entrance to Te Kowhai Creek, Kaipara Harbour.	C	1
ONF 6. Hororako Creek shell spit sequence, Kaipara Harbour	C, CE	Sequence of mid Holocene stabilised shell spits and younger modern active shell spits. Longest and most serpentine shell spit in the Kaipara Harbour.	400 m long snaking shell spit on west side of Hororako Creek arm. The spit hugs the shoreline at its southern end but then swings east and extends more than half way across the arm. A narrow 600 m- long vegetated Mid Holocene spit extends almost right across an embayment on the west side of the arm. On the east side there is a sequence of three shell spits extending like fingers out into the	Kaipara Harbour, west side of Hororaka Creek arm, 1 km from the mouth and 1.5 km from the head.	B	2

			arm The two northern ones are vegetated and probably of Mid Holocene age when sea level was higher. The southern one is partly vegetated and partly active.			
ONF 7. Houto conical hill	B	Iconic eroded conical hill. An isolated small block of Tangihua volcanic rock within the Northland Allochthon.	Hill is 377 m high and rises above all the surrounding countryside. The hill is made of the oldest known early Cretaceous Tangihua Volcanic rocks in Northland and is more erosion resistant than the surrounding sedimentary Rock of the Northland Allochthon.	Beside Houto Rd about 1O km southwest of Titoki. Just south of the boundary between Kaipara and Whangarei Districts.	C	2
ONF 8. Kai lwi dune-dammed lakes		The two deepest dune lakes in New Zealand, Lake Taharoa at 37 m and Lake Waikere at 30m. Group of lakes formed by the movement and buildup of sand dunes during the Quaternary.	None have any surface inlet or outlet.	Taharoa Lake, Waikere Lake, Shag Lake, 10 km SW of Kaihu, 30-35 km north of Dargaville of State Highway 12.	B	2
ONF 9. Karakanui deep-water limestone, Hukatere	D, CE	Best example of deep-water Oligocene limestone sequence in northern New Zealand.	Thick sequence of Oligocene Mahurangi Limestone within unsheared block of Northland Allochthon. Continuous exposure in high tide platforms and low cliffs for 1 km +. Excellent examples of thin-bedding, deep-water carbonate turbidites and trace fossils.	In low cliffs and high tide platform along south west side of Karakanui Peninsula, Kaipara Harbour	C	2
ONF 10. Mangawhai Heads halloysite	E, CE	Most easily accessible example in New Zealand of white halloysite clay derived from weathering of dacite volcanic rock.	Small 10 x 10 m knoll of white halloysite clay sticks out above the surrounding sand dune.	On seaward side of carpark at Mangawhai Heads beach	C	1
ONF 11. Mangawhai Spit	C, CE	One of the best examples of a sand dune barrier spit in	4 km-long spit, 400-1000 m wide composed of older	Barrier enclosing Mangawhai Harbour. Across the harbour	B	2

		northern New Zealand. Only known sand dune system to preserve a distinctive volcanic ash horizon (Kaharoa Tephra) within its stratigraphy that allows its recent dynamic history since human arrival to be documented.	Pleistocene sand (south end) overlain by Holocene sand dunes. Buried soil and forest remains provide evidence of forest clearance by fire (charcoal) shortly before the 1314 AD eruption of Kaharoa Tephra. This is followed by evidence in huge middens of pre-European Māori occupation in dune hollows, followed by erosion of the foredune and westward movement of sand to form the present day 50 m high inland dune.	from Mangawhai township.		
ONF 12. Maunganui Bluff Miocene basalt	D, CE	Best exposure of the sequence of basalt flows cut by basalt dikes (Waipoua Basalt) that formed New Zealand's largest shield volcano (now considerably eroded).	Numerous basalt flows and interbedded airfall pyroclastics, intruded by swarm of basalt dikes that indicate proximity to eruptive centre to the SW.	Sea cliffs on western side of Maunganui Bluff, Waipoua. Most easily accessed and seen at low tide on the southern end.	B	3
ONF 14. Maungaraho intrusive volcanic breccia	E	Well exposed example of volcanic breccia filling a volcanic conduit intruding Mahurangi Limestone.	Part of the plumbing system beneath the early Miocene Tokatoka stratovolcano that has now been eroded away.	In road cut on Mititai Rd, 300 m north of Maungaraho Rock Rd junction.	C	2
ONF 15. Mititai breccia-filled volcanic neck , Tokatoka	B, E	Best exposed example of several breccia-filled volcanic necks in the Tokatoka area.	200 m diameter neck intruding Northland Allochthon and filled with blocks of country rock and volcanic breccia.	Forming small hill 100 m south of Mititai-Tauraroa Road, 1 km east of Inch Road Junction, with exposures seen in disused small farm quarry.	C	2
ONF 16. Ngamotu shell tombola, Kaipara Harbour	C, CE	Best example of a shell spit tombola in Northland.	150 m long, 20 m wide shell spit tombola linking Ngamotu Island to Puketotara Peninsula, Includes the shell beaches right around the island and on the adjacent mainland that are part of this dynamic system.	Kaipara Harbour, west side of Whakaki Arm on Puketotara Peninsula, 3km SW of Pakaurangi Pt.	C	2

ONF 17. Oneriri Road glassy tuff, Kaiwaka	E	Type of volcanic eruptive centre not known elsewhere in Northland.	Hyaloclastic (glassy) tuff infilling eruptive vent. Intrudes through muddy limestone country rock with some skarn metamorphism.	Old farm quarry on Oneriri Road, Kaiwaka.	C	1
ONF 18. Pahi greensand-limestone sequences, Kaipara Harbour	E, CE	Well exposed section showing close juxtaposition of two different late Eocene- Oligocene sequences in different blocks within Northland Allochthon. Superb mid Eocene greensand flysch and trace fossils.	Sequences include turbidite greensand, shelly shelf greensand and bathyal argillaceous limestone. Greensand contains rich Eocene fossils. A key section for understanding the Eocene geology of northern New Zealand.	Intertidal and lower cliff exposures from the tip of Pahi Peninsula for 1.5 km along its west side	C	2
ONF 19. Pakaurangi-Puketi Miocene fossiliferous sequence, Kaipara Harbour	E, CE	Richest fossil locality (most diverse molluscan shell species) in New Zealand and most complete sedimentary sequence through Hukatere Subgroup. Type locality of many fossil species.	Complete exposure of shelf sequence of volcaniclastic fossiliferous sandstone and siltstone of the Pakaurangi Formation and marginal marine to non-marine Puketi Formation .	Pakaurangi Point to Puketi, southeast corner of Hukatere Peninsula . Fossil locality runs along west side of Pakaurangi Point.	B	2
ONF 20. Piroa Falls and Waipu antecedent gorge	A, B	Highest substantial falls over greywacke in Northland. Easily accessible, tourist attraction. Enigmatically Waipu Gorge passes right through the uplifted Brynderwyn Range providing clues to the uplift history of the area.	20 m high falls with one big drop and small upper fall. Flows over Caples Terrane greywacke sandstone. Ahuroa River has cut a 200 m deep gorge right through the hard greywacke rocks of the Brynderwyn Range and documents uplift from a time when the stream flowed downhill in a northward direction across a relatively flat plain.	Extending for 3 km through the Waipu Gorge from the south end to the boundary with Whangarei District.	C	3
ONF 21. Pouto dune-dammed lakes	B	One of the best examples of a cluster of small sand-dune dammed lakes on the west coast of Northland.	7 km belt of 7 small lakes between two phases of dune accretion.	West and northwest of Pouto.	C	2
ONF	C,	An excellent,	Extensive area of	Sand dunes at	B	2

22. Pouto sand dunes	CE	unmodified example of the North Kaipara Head active dune lands system.	mobile, consolidated and old sand dunes at dynamic north head of Kaipara Harbour with associated wetlands and numerous small shallow dune lakes.	southern end of North Kaipara Head.		
ONF 23. Pukekaroro dacite dome, Kaiwaka	A	One of best preserved and most easily recognised examples of an early Miocene volcanic dome landform in New Zealand.	1.5 km diameter, forest- covered dome-shaped hill rising to 301 m ASL. Volcanic dome of dacite dated at 17 million years old.	On east side of state highway 1, 3 km north of Kaiwaka.	C	3
ONF 24. Puketotara Peninsula Miocene sediments and erionite	D, CE	Most complete sequence through early Miocene sequence in Kaipara district; including excellent examples of the zeolites erionite and phillipsite in the lower eastern parts	Almost complete exposure from Timber Bay distal flysch through Matapoura Conglomerate, large slump horizon, and into Pakaurangi and Puketi Formations.	Section for 2 km on either side of Timber Bay, Puketotara Peninsula, Kaipara.	B	3
ONF 25. South Bream Tail Arch Dome and columnar-jointed dacite	E, CE	Best exposed section through a dacite dome in Northland. Best and most extensive example of coastal columnar jointing in dacite in New Zealand.	1 km exposure of flow-banded columnar-jointed dacite dome. Columnar jointing best developed near southern intrusional contact. Orientation of columnar jointing swings from S-dipping through horizontal to N-dipping moving through the outcrop from south to north, giving classic pattern of cooling joints as the intrusion flares outwards on the underside of an extrusional dome structure.	1 km stretch of coastal cliffs and intertidal rocks from 1 km north of staircase at beginning of Mangawhai Walkway (c. 2.5 km north of Mangawhai Heads) to the arch (c. 500 m south of Bream Tail).	C	2
ONF 26. Strawberry Bay pillow lava	E, CE	Best example of Miocene pillow lavas in Northland. Some lobes have multiple selvedges.	Sequence of well-developed pillow lava flows repeated over a syncline and anticline, overlying fossiliferous flysch. Intruded by a younger dike.	Exposed around the coast of Strawberry Bay and Pupuia Island on Hukatere Peninsula in low cliffs and intertidal rocks .	B	2
ONF 27. Te Kauri Pt ignimbrite, Tinopai	E, CE	Most accessible and one of the best exposures of Miocene ignimbrite and incorporated fossilised logs and	Thick ignimbrite forms cliff with carbonised, silicified fossil logs and log moulds within this 18-million-year- old pyroclastic flow	Forming cliffs on north side of Te Kauri Pt and south end of Sandy beach, Hukatere Peninsula, Kaipara Harbour.	C	2

		log moulds in northern New Zealand.	deposit.			
ONF 28. Te Kopua Point Miocene volcaniclastic sedimentary structures, Kaipara Harbour	E, CE	Well exposed Puriri Formation within the top of the Northland Allochthon. Volcaniclastic sequence with good sedimentary structures, in deep marine environment	Synclinally folded sequence of tuffaceous foraminiferal micrite and intercalated volcaniclastic mass flow deposits (volcaniclastic sandstone, liquefaction structures, ripples, etc), unconformably overlying Northland Allochthon.	Te Kopua Point and coast south, Kaipara.	C	2
ONF 29. Todds Quarry nephelinite dike and olivine nodules, Tokatoka	B	Probably the most prominent and most conical volcanic plug peak in New Zealand. Largest and best exposed of numerous Miocene plugs in the Tokatoka area.	One of the largest and most prominent (180 m high} andesite plugs forming part of the subvolcanic plumbing that fed lava to the 20 million years ago Tokatoka Stratovolcano (now eroded off). The peak stands out because it is more resistant to erosion than the softer surrounding sedimentary rocks.	Volcanic plug forms Tokatoka peak. Site also includes fresh exposures of the intrusion in road cutting just south of old Tokatoka Hotel.	B	2
ONF 30. Tokatoka andesite plug	B	Probably the most prominent and most conical volcanic plug peak in New Zealand. Largest and best exposed of numerous Miocene plugs in the Tokatoka area.	One of the largest and most prominent (180 m high} andesite plugs forming part of the subvolcanic plumbing that fed lava to the 20 million years ago Tokatoka Stratovolcano (now eroded off). The peak stands out because it is more resistant to erosion than the softer surrounding sedimentary rocks.	Volcanic plug forms Tokatoka peak. Site also includes fresh exposures of the intrusion in road cutting just south of old Tokatoka Hotel.	B	2
ONF 31. Waipoua dune lake	B, CE	Only significant example of lake dammed by moving Quaternary sand dunes between Maunganui Bluff and Hokianga Harbour	Small lake separated from the beach by a low Holocene sand dune of Holocene age that has dammed a small valley and created the lake.	Lake 0.6 km from the beach and 1.5 km south of Waipoua River mouth respectively . Lake is c. 400 x 150 m in size.	C	2
ONF 32. Whakapirau Creek	B, CE	Best example of a shell spit-created cuspate foreland in	Arrow-shaped piece of low-lying land extends 150 m northward out	Kaipara Harbour, south side of Whakapirau Arm, and	C	2

cuspate foreland, Kaipara Harbour		Northland.	into Whakapirau Ck with bounding shell spits on both edges of the arrow.	500 m east of entrance		

SCHED5 — Outstanding Natural Landscapes (ONLs)

Access to full report on Outstanding Natural Landscapes

Names	Description
ONL 1: Waipoua Forest	Waipoua Forest is an extensive area of pristine forest. It is moderately elevated and broadly rolling with a very simple horizon and a generally undramatic landform. The edge of upland is, however dissected with deep gullies. This area is part of a wider area of Outstanding Landscape Area which extends northwards into the adjoining District, including the Waima Forest. The vegetation types range from areas of regenerating indigenous vegetation to groves of mature kauri. This forest is highly visible due to elevation, scale and its 'bisection' by SH12. This road access is promoted as a visitor experience in itself.
ONL: 2 West Coast Ocean Beach	This area extends along the majority of the Tasman coastline, and the western edge of the District. It is approximately 78km in length starting about 13km above the apex of North Head and running up to the District's northern boundary at the Waipoua River. Maunganui Bluff (which is defined as a separate area) forms the only short break in this area. The character of this area is very exposed and remote, with limited opportunities for access and few isolated settlements. The beach stretches in a simple virtually straight line and has a consistent cross section with the intertidal expanse of the beach running in to the elevated bank of the historic dune. Erosion of the exposed rocky headlands, and deposition of sand in the embayment's, has resulted in this relatively straight shoreline on this coast. Vegetation cover is sparse. Dunefield grasses are found on the least mobile areas of sand and either pasture or a mixed coastal scrub of exotic and indigenous species cover most of the backshore bank. More established vegetation including flax and pohutukawa is found in the gullies which occasionally open out onto the beach. Built development occurs in isolated pockets at Glinks Gully, Baylys Beach, Omamari and Aranga. These tend to be restricted in area and have a limited impact on the character of the beach.
ONL3: Tutamoe / Kaihu / Marlborough Forest	This forest contains extensive areas of elevated pristine native forest, with broadly rolling upland. Some portions, such as the Kaihu Forest /Tutamoe are notable for the precipitous vegetated slopes and largely flat and extensive summit. Whilst the upper portion of the elevated areas retain their vegetation cover, the lower slopes have been cleared for pasture or are planted in forestry.
ONL4: Maunganui Bluff	Maunganui Bluff is a prominent and highly visible feature rising above the surrounding landscape. To the seaward side the land falls precipitously from a narrow ridge to the sea. On the landward side the landform shelves more slowly. Indigenous vegetation, sculpted by the wind clings to the slopes. The gently curved valley of the Waitapu Stream hangs between the northern and main 'summits'. Two small settlements cluster, one at the northern end and the other at the southern end of the bluff.
ONL5: Trounson Kauri Park	This park covers an area of 450ha and is just under 300m at its highest point. It forms a discrete area of native bush set within rural landscape, and the scale of the vegetation, most notably the kauri, accentuates this feature.

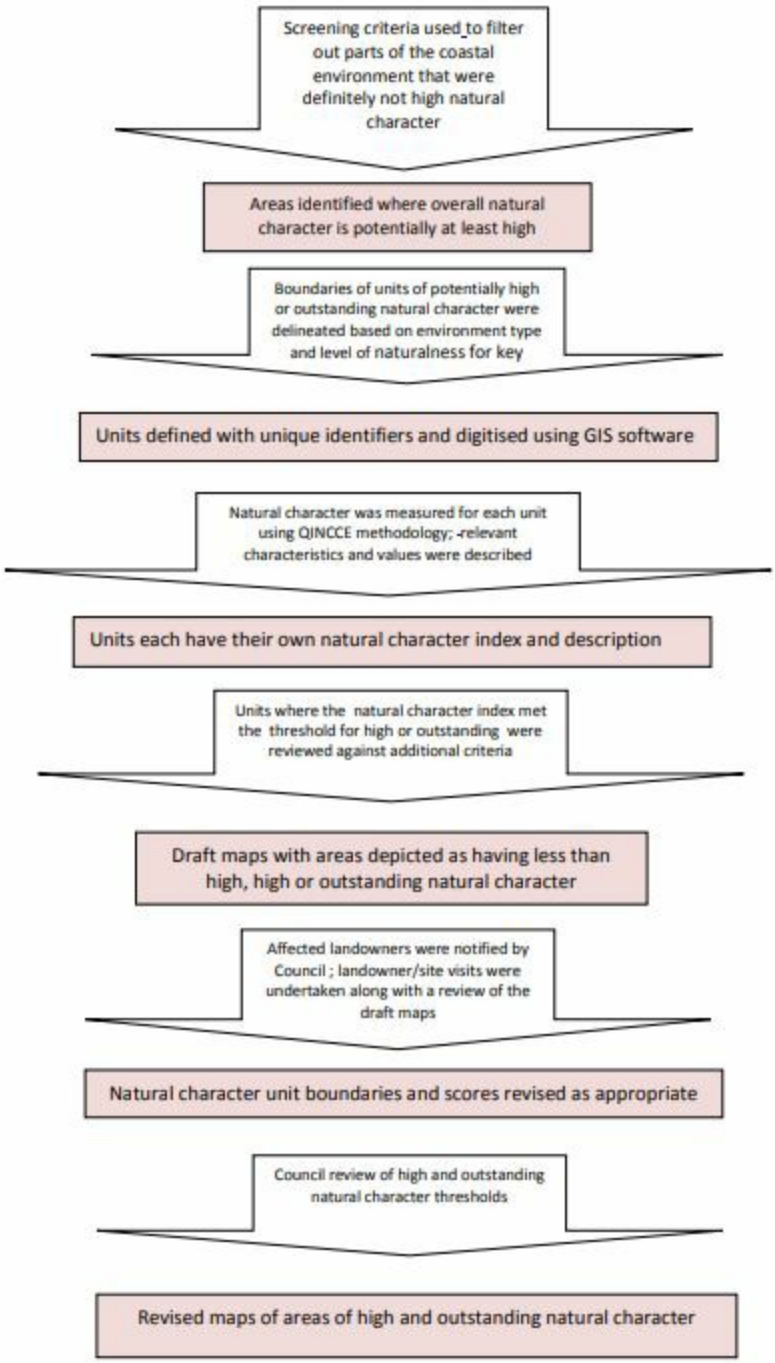
	The area includes the catchments of several first order streams of a tributary of the Waima Stream. The bush comprises significant stands of large kauri and provides as a notable mainland island with good kiwi population.
ONL6: Kai-Iwi Lakes	The Kai-Iwi lakes are a series of 3 extensive dune lakes (Waikere, Taharoa and Kai iwi) set within rural landscape. The lakes are notable for the clarity of water and are popular for recreation, including boating and swimming. A campground is located to the south of Lake Taharoa.
ONL7: Mangatipa	Mangatipa is located 12km to the north west of Tangiteroria. It covers an area of approximately 660ha and is a broad dissected peak, with deep valleys and prominent spurs. It rises to almost 500m and is a locally prominent landform. The vegetation comprises a mix of young podocarp-hardwood forest and shrubland and covers most of the feature although on the north western face an area of pasture detracts from its 'naturalness'
ONL8: Maungaru Range	This feature comprises a long narrow range of hills located to the north east of Dargaville. The range rises steeply from the surrounding rolling farmland. The range is aligned on a north west — south east axis, and is partially vegetated with native forest and shrubland, with its northern end the Houto Forest. The high point, Maungaru, is located at the southern end of the range and rises to 418m.
ONL9: Tangihua Range	The Tangihua Range straddles both the Whangarei and Kaipara District and combines with the Maungaru Range to form a 'gateway' landform feature. The high point of the range (at 627m) is located at the western end and gives the range its name. The landform is steep and rugged, with a jagged ridge forming the skyline. The height of the feature in conjunction with the contrasting relatively low lying land around means that the range forms a prominent backdrop to much of the surrounding area. Second growth regenerating native vegetation clothes the upper slopes of the feature.
ONL10: Maungaraho	Maungaraho is a very prominent and recognisable feature in the landscape, jutting from the riverine plain with an immediately recognizable form. The feature is a symmetrical cone, clad with indigenous vegetation and capped with a projection of exposed rock.
ONL11: Tokatoka	Tokatoka is a distinctive and powerful feature in the landscape, jutting from the riverine plain with an immediately recognisable form. Viewed from the majority of angles the feature is a symmetrical cone, viewed from the south-east and north-east the rock displays a strikingly narrow form.
ONL12: Pukekohe Hill	Located 8km north of Paparoa, this landscape area includes the Pukekohe Hill feature which has a height of 201m and includes the headwaters of the Waiotira Stream. The landscape area comprises an extensive area of indigenous native forest and is (in part) protected as a scenic reserve.
ONL13: Mareretu Forest	This area straddles the District boundary and is located 9km north of Maungatoroto. The Mareretu State forest extends along a steep ridge which rises to a maximum height of 361m. It is bound on its southern side by Finlayson Brook Road. The portion within Kaipara District comprises the western end of the ridge, 500m to the east of Golden Stairs Road and rises sharply from the valley floor. The area is visually prominent because of its elevation and continuity of indigenous vegetation
ONL14: Bream Tail / Brynderwyn Ranges	This area includes the Brynderwyn Ranges where it is covered with a contiguous swathe of indigenous vegetation between State Highway 1 and the east coast. The ranges rise sharply from the surrounding rolling landform and the contrast in topography and vegetation serves to accentuate the visual prominence and influence of the area.

	The ranges also form a perceptual barrier between the Kaipara and Whangarei Districts. The vegetation within the area is largely unmodified, however there is some evidence of clearance and the cutting of tracks is visible. Where development has occurred on the elevated land it is sometimes very visible due to the use of inappropriate colouring and materials.
ONL15: Bald Rock	Prominent volcanic feature located to the north of Kaiwaka at the western end of the Brynderwyn ranges. The rock comprises a localised high point rising to 238m with exposed rock faces protruding from the surrounding bush. Despite quarrying on its southern face and the encroachment of production activities, the area remains linked by indigenous vegetation with the adjoining areas. Bald Rock is a landmark feature on the journey north along State Highway 1.
ONL16: Pukearenga	Pukearenga comprises a localised highpoint, rising to a maximum height of 274m. It is located 4 to 5km to the south east of Maungatūroto and is encircled on its west and south sides by the Wairau and Kaiwaka Rivers respectively. The edge of the feature is defined by the edge of the indigenous vegetation which extends to the foot of its steep slopes.
ONL17: Pukekaroro	The Pukekaroro Dome is noted in the New Zealand Geopreservational Inventory as a feature of importance. It is located 2km to the north of Kaiwaka and is a prominent feature visible to vehicles on the State Highway. The area includes the vegetated portion of the dome which extends from the foot of the steep slope at its margins. The dome rises to a height of 301m. The feature has a dense covering of native forest, mainly kauri which is relatively young and growing in dense thickets. The area is a Scenic Reserve.
ONL18: Bream Tail Coast	This area lies at the north eastern apex of the District and extends about 3km south along the coastal edge towards the Mangawhai harbour. The area also includes an area of contiguous indigenous vegetation which, although largely separated from the coast, does link to the coast at its south eastern corner. The coastal portion of the area includes a steep coastal escarpment of some 100-150m in height. In places the escarpment is more precipitous. The shore is lined by a narrow sandy beach and this is echoed by rocky reef platforms extending out into the sea. The northern parts of the area are largely clad with indigenous coastal shrubland/forest. The coastal walkway traces the coast margin of this area and this forms a link in Te Araroa – 'The long Pathway'. Recent subdivision of Bream Tail Farms will result in a reduction in the 'remote character' of the area.
ONL19: Sentinel Rock Coast	This area extends from the south of the Bream Tail OLA for 2km to Sentinel Rock at the mouth of the Mangawhai Harbour. The area is confined to a narrow coastal belt typically extending to the upper edge of the coastal ridge. Within this area the beach tends to be wider with dunes banking up along the coastal flank whilst the rocky reefs are absent. The steep coastal flanks that feature around the Tail are present here, although lower and more undulating. Pohutukawa remains the prevalent coastal tree and dominates with large groves at the southern end of the area. Recent subdivision of the elevated land at the mouth of the harbour detracts significantly from this vegetated feature.
ONL20: Mangawhai Barrier Spit	This area comprises a 4km long spit of sand dunes, ocean beach and estuarine shore which separates the Mangawhai Harbour from the open sea. It ranges from 200m in width at its narrowest, to over 1km wide at its base.

	While predominantly natural and unmodified, small areas of exotic tree species, such as pines and wattle detract from the naturalness of this area.
ONL21: Te Kopua Point headland & harbour edge	Also known as Pakaurangi Forest, this area comprises a vegetated headland which extends out into the Kaipara harbour at the mouth of the Arapaoa River and a length of coast 2 to 3km in length. The area is understood to be the most extensive area of indigenous forest and shrubland within the Otamatea Ecological District.
ONL22: North Head Dune Lakes	This area is located near the apex of North Head and 2.5km from Pouto. The area comprises a number of waterbodies that includes Lake Humuhumu, Rotootuaru, Rotokawau, Waingata, Kanono and Kahuparere. The western edge of the area is defined by the pine plantations associated with North Head.
ONL23: North Head Coast & western dune lakes	This area contains the coastal duneland landscape at the apex of North Head. Near the harbour mouth the area is between half a kilometre and two kilometres in width whilst on the western edge of the area it widens to an average of some three kilometres including lakes Whakanene, Mokeno and Karaka. The area is remote and, on its western edge is very exposed with a spacious character. This spaciousness is due to most of the area lacking the coastal bank of the beach to the north. Instead, the predominant character is formed by the extensive duneland and low shrubland vegetation. Behind this dunefield lies the largest three dune lakes and a number of smaller freshwater lakes. Surrounding these features is an extensive area of wetland supporting indigenous wetland vegetation.

SCHED6 — Natural Character Areas

Figure 1: Process used to assess the natural character of the Northland coastal environment in the proposed RPS



12

Coastal natural character Northland Region Technical Report updated following Council decisions Pacific Eco-Logic Ltd 2014

Access individual sites here and search map by property.

SCHED7 — Coastal Environment Assessment Criteria

The following criteria were used to identify Northland's coastal environment as mapped in the Regional Policy Statement — Maps

Area / Characteristics	Application / description
The coastal marine area and islands within it	Self-explanatory
Areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these	Key evaluation criteria / elements: a. Landform and land contour. b. Salt tolerant vegetation. Generally included: a. Visible dune systems (vegetated or unvegetated). b. Coastal lakes and wetlands occurring immediately behind dune systems. c. Coastal lakes and wetlands occurring adjacent to dune systems, where these have identified coastal characteristics. d. Contiguous natural sequences of regionally significant estuary / coastal wetland to freshwater wetland. e. Margins of lagoons, estuaries and saltmarshes (using land contour or a set distance). f. Land adjoining freshwater rush marsh areas behind mangroves and / or saltmarshes (using land contour or a set distance) except in upper estuarine areas and / or in areas where there is extensive coastal wetland present, in which case only the freshwater wetland is included (and no land margin). Did not include: a. Modified wetlands captured under a., b., c. or e. that are partially drained and / or infilled and not potentially capable of restoration. Other considerations: a. Land use classification (LUC) of 8e1 and 7e10 (i.e. young dunes).
Areas at risk from coastal hazards	Key evaluation criteria / elements:

	a. Mapped information on coastal hazards. b. Land contour Generally included: a. Mapped coastal erosion and coastal flooding high hazard areas. Did not include: a. Full extent of mapped tsunami inundation areas
Coastal vegetation and the habitat of indigenous coastal species including migratory birds	Key evaluation criteria / elements: a. Plants associated with estuaries, sandy beaches and rocky shores. b. Known habitats of coastal bird species. c. Landform and land contour. Generally included: The following vegetation, where it is seaward facing or otherwise visible from the coast: a. For estuaries: Mangroves Sea rush (wiwi) Jointed wire rush (oioi) Sellieria (remuremu) Glasswort (ureure) Giant umbrella sedge (toetoe upoko-tangata) Saltmarsh ribbonwood (makaka) Sea primrose (maakoako). b. For sandy areas: Pingao, spinifex and marram Shore groundsel Ice plant Sand coprosma Beach spinach (kokihi) Shore bindweed (nihinihi) Coprosma repens (taupata) Cottonwood Wire vine (pohuehue). c. For rocky / hard shores Pohutukawa Hebe elliptica (coastal koromiko) Coastal five finger (houpara) Coastal astelia (kowharawhara) Melicope ternata (wharangi) Flax (harakeke) Rock lily (rengarenga).
Elements and features that contribute to the natural character, landscape, visual qualities or amenity values	Key evaluation criteria / elements: a. Land contour / visibility from coastal marine area b. Landscape assessments c. Coast landform type (e.g.

	harbour, estuary, beach, rocky shoreline) d. Public access. Generally included: Areas within the first prominent ridge line or contour, especially where: a. These are close to the coast (nominally within 2km); and b. The land rises directly from the coastline up to the ridgeline; and c. The ridgeline is: i. more or less parallel with the coast; or ii. otherwise forms a contiguous visual backdrop and/or catchment area enclosing a coastal segment such as a beach or embayment.
Items of cultural and historic heritage in the coastal marine area or on the coast	Key evaluation criteria / elements: a. Areas of identified cultural and historic heritage associated with the coast. b. Land contour. Generally included: a. Clusters of recorded archaeological sites with a clear coastal association.
Inter-related coastal marine and terrestrial systems, including the intertidal zone	Key evaluation criteria / elements: a. Evidence of obvious physical and ecological relationships between the coastal marine area and adjacent land. Generally included: a. Visually prominent linkages between beaches, dunelands, coastal floodplains and / or coastal cliffs, and to intact sequences of indigenous vegetation, e.g. from mangroves to saltmarsh to freshwater wetlands and/or coastal forest.
Physical resources and built infrastructure, that have modified the coastal environment.	Key evaluation criteria / elements: a. Evidence of obvious physical and/or operational connection with coast. Generally included: a. All structures in the coastal marine area; b. The landward component of marinas and ports; and c. In urban areas, properties that have direct access to

	the coastal marine area or are on cliff edges or ridgelines, where they have a significant and relatively unencumbered view of the coast.
Flat, low-lying areas without distinctive or discernible natural coastal features	Key evaluation criteria / elements: a. No evidence of distinctive or discernible natural coastal features. Generally included: a. In open coast areas, the land area within a 300 metre set back from mean high water springs ; b. In open harbour and estuarine, areas the land area within a 150 metre set back from mean high water springs; c. In upper estuarine areas*, the land within a 20 metre set back from mean high water springs. * Upper estuarine areas are those areas where the channel is narrow (nominally 100 metres or less) and essentially riverine in shape.

A full copy of the assessment worksheets and methodology used to identify the coastal environment: Northland Regional Council Northland Mapping Project: Coastal Environment Mapping Methodology Report is available from Northland Regional Council.