

13 Residential Chapter

This Chapter sets out how this area will be managed through the District Plan

13.1 Introduction/Resource Description

There are a number of residential centres in the Kaipara District, with the largest of these around the centres of Dargaville, Mangawhai, Maungaturoto and Kaiwaka. The residential areas are supported by commercial centres (shops and employment areas), social infrastructure (schools, libraries and other community facilities) and utility infrastructure (wastewater, water supply, electricity etc.). The Plan seeks to maintain and enhance these residential areas, recognising the physical resources that support them (in particular, the costs and limits to these resources).

In residential communities and settlement areas opportunities for continued residential growth and development are provided in this Plan. In addition, recognition is given to the need to provide for diverse but compatible activities (e.g. home occupations). Assessing the impact on the environment of this land use is important, particularly to maintain and enhance the residential amenity of these areas. It is important that the opportunities for traditional residential areas are maintained and that the amenity of these areas is protected, while enabling compatible activities to establish with their effects managed.



13.2 How to Use This Chapter of the District Plan

Chapters 3 and 4 identify the outcomes being sought in the zones and overlays

This Chapter does not specify what land uses can or cannot be done in this Zone. Instead it sets 'Standards' to make sure that the effects of activities are within an acceptable level for the Residential Zone (and where appropriate for the Overlay environments).

As long as the Standards are met, landowners have flexibility on what they do on their property. However, if someone proposes a development or activities that do not meet the Standards, they will need to apply to do the work (lodge a Resource Consent). Council has an opportunity to approve or decline the Consent and to set some conditions on how the activity is done. This Chapter also seeks to make sure that subdivision has adequate servicing, including roading to avoid, remedy or mitigate effects on the rural environment.

Before you use this Chapter of the District Plan, check:

- ☒ That the property for development / subdivision is located in this zone (Map Series 1).
- ☒ If the property has an environmental overlay on it (Map Series 1).
- ☒ If the property has a special site, area, feature or management unit on it (Map Series 2) (if it does, you need to look at the relevant Chapter for that site, area, feature or unit first).

Figure 1-2 in Chapter 1 provides a summary of how to use this District Plan

Figure 13-1 sets out the steps you need to take if you propose to undertake an activity or development on a property in the Residential Zone. Figure 13-2 sets out the steps you need to take if you propose to carry out a subdivision (more detail is provided on the subdivision options in the Rules).

In summary, if your proposal is for an activity (development), you start by checking whether it meets the Performance Standards of Table 13.10 in this Chapter. If you don't meet these Standards your proposal will need Resource Consent to allow you to do it.

How much information Council will need in considering your Consent application depends on the Activity Status of your Consent. Firstly, you will need to consider the matters that the District Plan has identified for the Performance Standards, in Section 13.10. In considering a Resource Consent Application Council will exercise its discretion (Discretionary Activities) or will limit its discretion to those matters identified (Restricted Discretionary Activities) in order to consider how the activity contributes to or is not contrary to the Objectives and Policies of the Plan. If the proposal is a Discretionary or Non-Complying Activity, you need to consider whether the proposal meets the Objectives and Policies of this Chapter and of the Plan, particularly of Part A, and the relevant Part 2 matters of the Resource Management Act 1991. See Section 1.3.5 of the District Plan for a summary of the 'Status of Consents'.

If you need to prepare a Resource Consent Application for your proposed development or subdivision: Council has prepared a guide that sets out the process and information they want to assist them in processing your application. This guide can be obtained from Council's offices or their website: www.kaipara.govt.nz

Reference should also be made to other relevant Chapters of the Plan, particularly their Objectives and Policies, including:

- Chapter 2: District Wide Resource Management Issues;
- Chapter 3: Land Use and Development Strategy;
- Chapter 4: Overlays;
- Chapter 5: Tangata Whenua Strategy;
- Chapter 6: Ecological Areas;
- Chapter 7: Natural Hazards; and
- Chapter 10: Network Utilities.

Issues, Objectives and Policies within each Chapter of the Plan are presented in no particular order of importance.

Figure 13-1: How to Use this Chapter: Land Use Activities

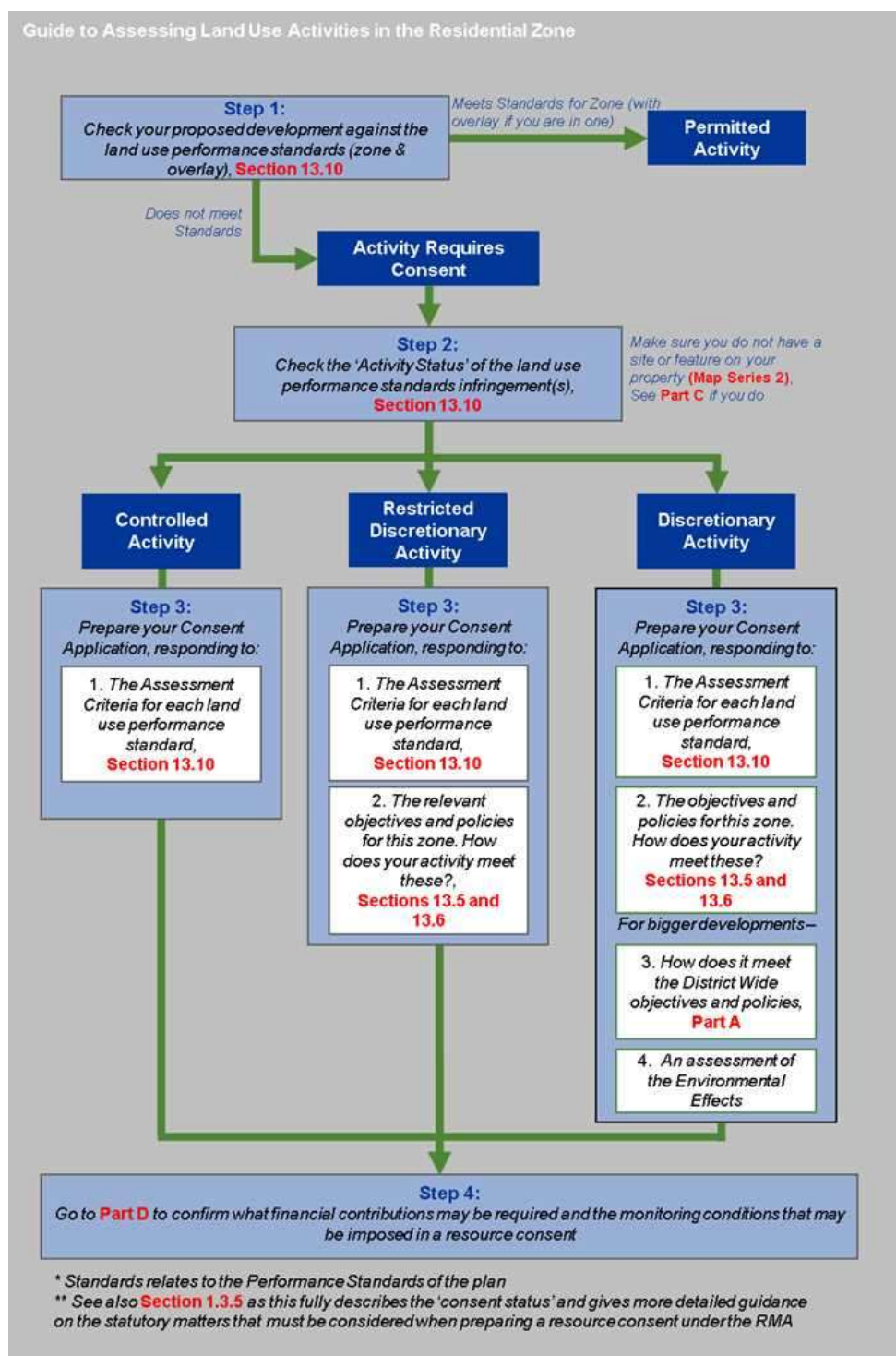
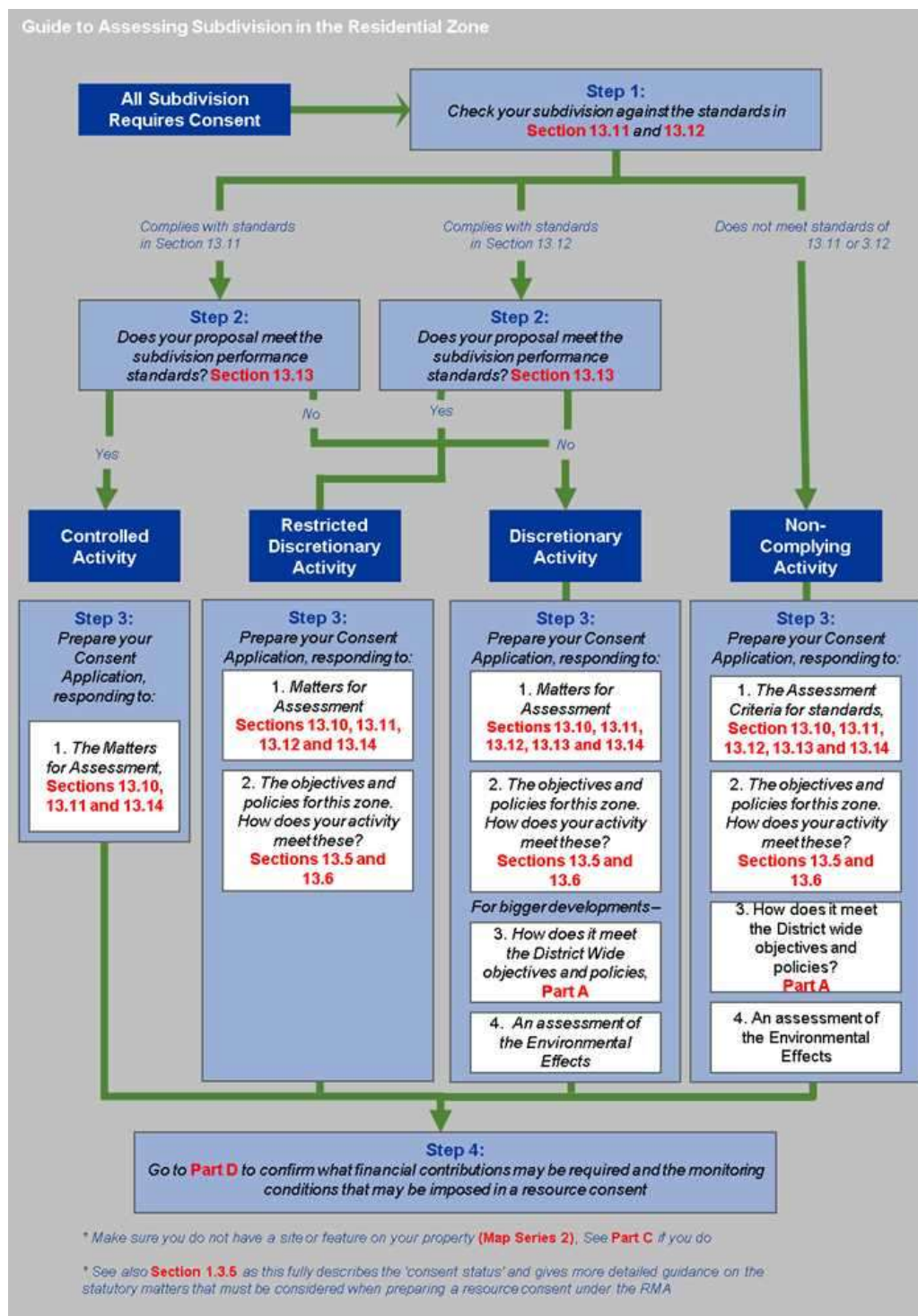


Figure 13-2: How to Use this Chapter: Subdivision



13.3 Residential Growth outside the Residential Zone

Growth Areas outside Residential Zone identified in Chapter 3

Residential development in the District will continue to grow as people are drawn to the attractive lifestyle opportunities on offer in Kaipara. A key task will be to provide infrastructure services to accommodate residential growth while protecting the amenity values and character of the natural

environment.

Chapter 3: Land Use and Development Strategy provides a mechanism to allow for additional residential development opportunities outside of the current Residential Zoning (e.g. in areas currently in the Rural Zone). Four Growth Areas or communities have been identified across the District as suitable for further growth opportunities.

Any private plan change in advance of a Structure Plan will be tested against whether it will achieve the outcomes for the Growth Areas

These areas will be subject to the development of Structure Plans which are anticipated to be progressively implemented through the current (and future) District Plan, as the demand for growth arises. As part of this process, Council anticipates a 'catchment wide' structure planning process, will be undertaken. This will address both the areas of growth and consideration of those elements of the surrounding rural environment that need to be managed, protected and enhanced to deliver the Plan's outcomes for these areas (e.g. identification and protection of Waterways).

Chapter 3 also provides the opportunity for individuals to initiate private plan changes or Integrated Development subdivision applications if land owners wish to see growth commence in these identified areas before council has progressed the Structure Plans. Each individual Growth Area outlines a clear process for proposed plan changes, outlines where/why council might adopt a private plan change as a Council Plan Change and gives specific information on matters which applicants will need to provide for Council consideration. Any private plan change initiated in advance of a Structure Plan being prepared for a Growth Area will be tested against whether it will achieve the outcomes of the Growth Area and the wider catchment as identified in Chapter 3.

It is recognised that integrated planning will need to be undertaken to ensure that residential amenity values are protected from incompatible development. Increased traffic volumes and development of land will drive the need for new or improved roading infrastructure. Adequate open space and reserve areas will be required to meet the needs of growing residential communities. In addition, a range of community services will need to be enhanced to meet the needs of growing residential settlements.

13.4 Residential Issues

The Objectives, Policies and Methods (Rules) of the District Plan seek to address these issues:

- 13.4.1 The form and scale of residential development has the potential to adversely affect the amenity of residential areas and the built environment.**
Unmanaged residential development can lead to a scale and pattern of built form which is not compatible with the existing character and amenity of adjoining land uses.
- 13.4.2 The inability to provide adequate services for residential growth has the potential to adversely affect the environment, particularly sensitive receiving environments.**
New subdivision and development in residential areas requires the provision of adequate service infrastructure in a manner that minimises adverse effects on the environment, particularly sensitive receiving environments. In situations where no reticulated services are available for new residential developments, it must be demonstrated that all allotments are suitable for on-site servicing.
- 13.4.3 Land use and development has the potential to restrict public access to and along the coast, lakes and rivers.**
Residential development and land use can restrict public access to the coast, lakes and rivers, for example by the subdivision pattern and layout and location of private roads and access ways.
- 13.4.4 Unmanaged land clearance activities (e.g. earthworks and vegetation removal) have the potential to adversely affect residential amenity.**
Land modification activities can result in the creation of areas of bare earth and can alter the shape and appearance of the natural landform. This has the potential to adversely affect the existing character and amenity values of residential areas where such activities are not appropriately managed.
- 13.4.5 Lack of linkages (e.g. pedestrian, vehicular, open space) between residential areas has the potential to adversely impact on the amenity, health and wellbeing of communities.**
The lack of provision of linkages between new and existing residential areas can lead to isolation within communities, and place increased pressure on Council's roading infrastructure networks. Ensuring residential areas are linked through the provision of a network of pedestrian, vehicular and

open space linkages creates increased passive recreation opportunities. This in turn can benefit the amenity, health and wellbeing of a community.

- 13.4.6 Potential adverse impacts on visual amenity from poorly maintained sites and buildings, including relocated buildings, during development.**
 Sites under development need to ensure that construction and land modification activities being undertaken, while often temporary in nature, do not lead to adverse amenity effects on the surrounding environment and adjoining land uses.

- 13.4.7 Economic opportunities provide for prosperity in the District. Without provisions for these opportunities, the social wellbeing of the community has the potential to be adversely impacted.**
 A range of commercial activities can widen the income base of residential households, create employment in the area and provide essential services that are conveniently located for residential communities. There is a need to accommodate a variety of activities in the Residential Zone, while avoiding or mitigating any potential adverse effects on the community, other residential activities and the environment.

13.5 Residential Objectives

- 13.5.1 To maintain and where appropriate enhance the amenity values of the residential environment.**
 For further information refer to Issue 13.4.1 above.
- 13.5.2 To ensure that the servicing of new subdivision and development does not adversely affect the environment, particularly sensitive receiving environments.**
- 13.5.3 To maintain and enhance public access to the coast, rivers and lakes as a result of land use and subdivision development.**
- 13.5.4 By managing the effects of those activities which have the potential to adversely affect residential amenity (e.g. building location, earthworks and vegetation clearance).**
- 13.5.5 To enhance linkages (e.g. pedestrian, vehicular, open space) between adjoining residential uses.**
- 13.5.6 To maintain sites and buildings during development to avoid adverse visual amenity effects.**
- 13.5.7 To recognise business and economic activity that enables people and communities of the District to provide for their social, economic and cultural wellbeing, while avoiding adverse effects (including reverse sensitivity effects) on the environment.**

Issue
13.4.1

Issue
13.4.2

Issue
13.4.3

Issue
13.4.4

Issue
13.4.5

Issue
13.4.6

Issue
13.4.7

13.6 Residential Policies

- 13.6.1 By requiring subdivision and development to avoid adverse effects on the outlook and privacy of adjoining properties, while being compatible with the character and amenity of the surrounding environment.**
 Built form can impact the natural environment in both positive and negative ways. Managing the design and location of new and redeveloped structures can ensure that potential adverse amenity effects on adjoining residential land uses and the surrounding environment can be minimised.
- 13.6.2 By requiring activities in residential areas to be sited, designed and operated in such a way that avoids, remedies or mitigates adverse noise and traffic effects on health, safety and amenity values.**
 The location of some land uses, such as commercial or industrial activities and network utilities, can result in adverse noise, traffic, health, safety and amenity effects for existing residential land uses in the vicinity. Non-residential activities wishing to locate within a residential environment must ensure they are sited, designed and located in such a way that any such adverse effects can be avoided, remedied or mitigated.
- 13.6.3 By requiring subdivision and development to demonstrate adequate service provision (including maintenance), and ensure the costs of any service provision or upgrades are borne by the development.**
 Subdividers and developers will be required to ensure the provision of roading and service infrastructure can meet the demands of new subdivisions, and to avoid, remedy or mitigate adverse effects of development on the environment.

Objective
13.5.1

Objective
13.5.1

Objective
13.5.2

Subdividers will be required to ensure that allotments can be provided with the necessary infrastructure services, such as the provision of water supply and disposal of wastewater and stormwater. In the first instance, connection to public reticulated services is preferred, but where such services are unavailable subdividers and developers will be required to demonstrate that adequate on-site services can be provided which will not create adverse environmental effects.

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| 13.6.4 | <p>By encouraging, where practicable, the use of integrated catchment management design solutions for stormwater and wastewater infrastructure.</p> <p>The Council will encourage developers to consider how the wastewater and stormwater design for individual sites relate to infrastructure provision in the surrounding catchment.</p> <p>The provision of individual on-site infrastructure, which does not take into account the capacity of the entire catchment, in which the site is located, has the potential to result in adverse cumulative effects.</p> | <p>Objective
13.5.2</p> |
| 13.6.5 | <p>Subdivision adjoining the coast, rivers and lakes is generally only acceptable when it maintains or enhances public access (by the vesting of public access roads, reserves and pedestrian access ways and access strips) and esplanade reserves and / or strips.</p> <p>The Kaipara District contains a wide range of natural landforms and features which contribute to the District's sense of place. The Council will seek to ensure that such areas are provided with public access where appropriate to ensure that such features do not become 'land locked' by continuing subdivision and development and are made available for the enjoyment of the District's people.</p> | <p>Objective
13.5.3</p> |
| 13.6.6 | <p>By directing residential development to appropriate locations adjacent to existing settlements, rather than allowing sporadic development throughout the rural environment.</p> <p>Existing settlement areas provide a focal point for communities, and contain a range of services, facilities and infrastructure which cater for the needs of the community. Concentrating new residential development around these existing settlements will aid in assisting these areas to grow and develop, as well as maintaining the character and amenity of the wider rural environment. It will ensure new growth is directed to areas where existing infrastructure can be used.</p> | <p>Objective
3.4.8,
Chapter 3</p> |
| 13.6.7 | <p>By requiring subdivision and development to demonstrate how the effects of earthworks and vegetation clearance can be avoided, remedied or mitigated.</p> <p>On-going subdivision and development of land can result in adverse effects on the natural environment, including the amenity values and character of residential areas. Indigenous vegetation near the coast and throughout the residential environment, as well as existing landforms, are a significant component of natural character, and contribute to the quality of landscapes as well as supporting the functioning of ecosystems. It is important that these natural features are protected where development occurs and restored where such habitats are damaged.</p> | <p>Objective
13.5.4</p> |
| 13.6.8 | <p>By requiring subdivision and development, particularly for integrated development subdivisions, to provide linkages or the opportunity for future linkages to neighbouring residential and open space activities and areas identified for future residential development.</p> <p>Development of new residential areas, or integrated residential developments, are to ensure that they are designed in such a way that linkages (pedestrian, cycleways, open space etc.) can be provided to existing residential and open space areas in the vicinity, as well as any neighbouring areas identified for future residential growth.</p> | <p>Objective
13.5.5</p> |
| 13.6.9 | <p>By requiring site and building development to demonstrate how adverse visual amenity affects will be addressed over the duration of the development.</p> <p>Development of land and built form can alter the existing character of an area or site, and in so doing lead to adverse visual amenity effects, albeit often temporary, if construction and development works are not appropriately managed.</p> | <p>Objective
13.5.6</p> |
| 13.6.10 | <p>By providing flexibility for the development and operation of a range of non-residential activities (e.g. commercial, business) which are compatible in scale, intensity and character with adjoining residential land uses.</p> <p>The scale and intensity of development impacts on the natural, cultural and amenity values, and on the efficient and orderly provision of infrastructure and services. It is important that this scale is in proportion to existing development or at such a level that it does not detrimentally affect the existing character, amenity, natural processes or ecological values of an area, and does not preclude efficient and orderly provision of infrastructure and services. This is particularly so in the case of environmentally sensitive areas or areas that are inadequately serviced.</p> | <p>Objective
13.5.7</p> |

Allowing for the establishment of a range of activities can enable residential communities to provide for their social, economic and cultural wellbeing. It is important that a variety of activities, which do not lead to adverse effects on residential character and amenity, be provided for in the Residential Zone.

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| 13.6.11 | <p>By avoiding the location and operation of activities that generate adverse effects (e.g. new industrial activities) in the Residential Zone.</p> <p>Such activities have the potential to adversely affect the on-going viability of surrounding residential activities and the economic sustainability of other non-residential activities that are more compatible with residential activities (e.g. commercial activities).</p> | Objective
13.5.7 |
| 13.6.12 | <p>By ensuring that where sites are not connected to a public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each site for an alternative water supply or method of wastewater disposal or stormwater disposal, which can protect the health and safety of residents and can avoid any significant adverse effects on sensitive receiving environments.</p> <p>Where a method, or other connection to a public reticulated system will be used to provide new sites with a water supply, or a means of disposing of wastewater or stormwater from sites, subdividers will be required to demonstrate how the method can achieve the protection of the health and safety of residents and avoid any significant adverse effects on the environment.</p> | Objective
13.5.2 |
| 13.6.13 | <p>By requiring the provision of safe and practicable vehicular access from a public road to each site.</p> <p>Vehicular access to sites must be practicable, safe and convenient for vehicles to use, and should avoid adverse effects on the environment. This may require the upgrading of existing roads or the provision of new roads within the subdivision to connect the subdivision to the District roading network.</p> | Objective
11.5.1 |
| 13.6.14 | <p>By ensuring that roads provided within subdivision sites are suitable for the activities likely to establish on them and are compatible with the design and construction standards of roads in the District roading network to which the site is required to be connected to.</p> <p>Where new roads are required to connect a subdivision site to the District roading network, it is important that they are designed and constructed to be compatible with the roads that they are connecting to. This is to ensure that the roading network is sustained at a level which provides safe, practicable and convenient travel for those using it, to mitigate any potential adverse effects of the road and its use on the environment, including effects on adjoining activities. Subdividers will generally be required to provide roads within the subdivision site. Standards for the design and construction of different types of roads in the roading hierarchy are provided in the Performance Standards and the Kaipara District Council Engineering Standards 2011 Subdividers will be required to comply with these Standards when constructing roads within the subdivision site.</p> | Objective
7.5.2
Objective
11.5.1 |
| 13.6.15 | <p>Subdividers and developers shall be required to accommodate within the design and layout of any subdivision or development any road or utilities that have been identified on an approved Structure Plan within any Proposed New Urban Development Area.</p> <p>In order to ensure the orderly and efficient development of the proposed new Growth Areas the Council will identify, where necessary, key roads and utilities. The general route and Construction Standards will be identified on an approved Structure Plan and subdivisions or development shall be required to make provision for them.</p> | See also
the
outcomes
for the
Growth
Areas
Chapter 3 |
| 13.6.16 | <p>By requiring the establishment of esplanade reserves and strips when land is subdivided in the Residential and Business Zones of the District.</p> <p>An Esplanade Reserve or Strip with a width of 20m will be taken on the creation of any site less than 4ha which is created when land is subdivided in the Residential or Business Zones, and where it abuts the margin of any lake over 8ha, any river greater than 3m in width, or the sea. This will ensure that where intensive subdivision occurs, a continuous reserve alongside waterbodies or the coast can be provided.</p> | Objectives
of Chapter
4 and 20 |
| 13.6.17 | <p>By facilitating the provision of public access to existing esplanade reserves and strips in the District which are currently land locked or isolated from other public access areas.</p> <p>There are a number of existing esplanade reserves in the District that are landlocked and have no legal access. The Council will identify these esplanade reserves and will endeavour to facilitate access to them, where appropriate. This may include the addition of a condition on some subdivision consents for the provision of access strips in order to provide access to existing esplanade reserves.</p> | Objective
11.5.1 |
| 13.7 | <p>Methods</p> | |

The above Policies will be implemented through the following Methods:

13.7.1 District Plan Methods

- 13.7.1.1 The use of Rules which allow for a range of activities within the Residential Zone, subject to compliance with relevant Performance Standards and Assessment Criteria.**
- 13.7.1.2 The use of subdivision Rules, including Performance Standards and Assessment Criteria, relating to site sizes and dimensions, property access and the provision of services to the site etc.**
- 13.7.1.3 Conditions imposed on approved Resource Consents.**
- 13.7.1.4 Section 108 Covenants and Consent Notices issued under Section 221 of the Resource Management Act 1991 and registered on Certificates of Title.**
- 13.7.1.5 Completion certificates, issued under Section 222 of the Resource Management Act 1991 for the completion of works (e.g. works to provide or upgrade service facilities).**
- 13.7.1.6 On-going monitoring of approved Resource Consent requirements.**

13.7.2 Other Methods

- 13.7.2.1 Liaison with NZ Transport Agency regarding subdivision and development fronting state highways.**
- 13.7.2.2 Liaison with the Northland Regional Council**
- 13.7.2.3 Provide information on values associated with properties e.g. landscapes, ecological sites etc.**
- 13.7.2.4 Promotion of voluntary protection mechanisms regarding heritage, ecological and landscape areas/items (e.g. Biodiversity Fund and Heritage Assistance Fund) as identified in the Kaipara District Council's Annual Plan and Long Term Plan.**
- 13.7.2.5 Providing incentives to landowners who adopt voluntary measures to protect items of heritage, ecological, cultural and landscape value.**
- 13.7.2.6 Educational material/guidelines that demonstrate methods for avoiding, remedying or mitigating potential adverse effects of subdivision and development.**
 - a. The Kaipara District Council Engineering Standards 2011.
 - b. Industry Codes of Practice or Environmental Manuals relevant in the Rural Zone, which can be used as guidelines for setting condition on Resource Consents.
 - c. Requirements under other legislation, including:
 - i. Building Consents under the Building Act 2004;
 - ii. National Environmental Standards; and
 - iii. Kaipara District Council Bylaws.
 - d. Other relevant documents:
 - iv. Local Government Act 2022;
 - v. Historic Places Act 1993;
 - vi. Regional Plans / Policy Statements;
 - vii. Kaipara District Council Reserves and Open Space Strategy; and
 - viii. Ministry for the Environment - New Zealand Urban Design Protocol.
 - e. Providing access to geological databases:
 - ix. Inventory and Maps of Important Geological Sites and Landforms in the Northland Region show on the NZ Land Inventory NZMS 290 (1996);
 - x. Use of Climate, Soil and Crop Information for Identifying Potential Land-Use Change in the Hokianga and Western Kaipara Region (2003).

13.8 Residential Outcomes

- 13.8.1 The existing built form and character of the residential environment will be retained.**

Issues
13.4.1
and
13.4.6

13.8.2	A range of building heights and types appropriate to the existing residential amenity of settlements.	Issue 13.4.1
13.8.3	Patterns of residential development, as promoted in the Mangawhai Structure Plan will be achieved.	Issues 13.4.1, 13.4.2, 13.4.3 and 13.4.5
13.8.4	Required levels of capacity, efficiency and safety of services and infrastructure in the residential environment will be provided and maintained.	Issue 13.4.2
13.8.5	Residential activities and development will enhance public access to the coast, harbours and their valued waterways.	Issue 13.4.3
13.8.6	The development of anticipated future residential Growth Areas will be co-ordinated with Council's infrastructure planning and asset management programmes.	Issue 13.4.2
13.8.7	Existing amenity values associated with the residential environment will be maintained, and where appropriate enhanced.	Issues 13.4.1, 13.4.5 and 13.4.6
13.8.8	New residential subdivisions and developments will provide passive recreation and open spaces linkages to surrounding residential areas as a means of enhancing community cohesion.	Issue 13.4.5
13.8.9	The avoidance of adverse environmental effects (including those on residential amenity values) associated with site development works.	Issues 13.4.4 and 13.4.6
13.8.10	The creation of a residential environment which provides for the social and economic needs of the District's communities through the sustainable management of natural and physical resources.	Issue 13.4.7
13.8.11	A water supply will be available to each lot, which can meet the potential needs of activities on the lot, while protecting the health and safety of residents and avoiding significant adverse effects on the environment.	Issue 13.4.2
13.8.12	Safe, efficient and convenient vehicular, pedestrian and bicycle access will be provided to each site.	Issue 13.4.5

13.9 Residential Rules

In any instance where your property is subject to any site feature or management unit (Map Series 2), and the Rules in the relevant Part C Chapter overlap with (or duplicate) a Rule in this Zone Chapter, the Rules in the Part C Chapter will take precedence; and /or

In any instance where works in the road (road reserve) or network utility activities are proposed and the Rules in Chapter 10 and 11 (respectively) overlap with (or duplicate) a Rule in this Zone, the Rules in Chapter 10 and 11 (respectively) will take precedence.

13.9.1 Permitted Activities

The following activities shall be Permitted in the Residential Zone:

- a. Any activity complying with the Performance Standards set out in Section 13.10 of this Chapter; and
- b. Any activity which is not identified elsewhere in this District Plan as a Controlled, Restricted Discretionary, Discretionary or Non-Complying Activity.

Note 1: Regardless of matter (b) above, no proposal to subdivide land in the Residential Zone will be considered as a Permitted Activity.

13.9.2 Controlled Activities

The following activities shall be Controlled in the Residential Zone:

- a. Any activity which does not meet any Performance Standard listed in Section 13.10 of this Chapters and is listed as a Restricted Discretionary Activity; and

- b. Any subdivision complying with the Terms for Subdivision listed in Section 13.11 and Performance Standards listed in Section 13.14 of this Chapter.

Note 1: Any identified site feature or management unit mapped shall comply with the relevant Subdivision Standards of that Chapter of the District Plan.

13.9.3 Restricted Discretionary Activities

The following shall be Restricted Discretionary Activities in the Residential Zone:

- a. Any activity which does not meet any Performance Standard listed in Section 13.10 of this Chapter and is listed as a Restricted Discretionary Activity; and
- b. Any subdivision complying with the Terms for Subdivision listed in Section 13.12 and Performance Standards listed in Section 13.14 of this Chapter.

Note 1: Activities will be assessed against, and conditions may be imposed in relation to, those specific matters for assessment of the activity listed in Section 13.10 of this Chapter and the relevant Objectives and Policies that relate to the matters for which discretion has been restricted.

13.9.4 Discretionary Activities

The following shall be Discretionary Activities in the Residential Zone:

- a. Any activity which does not meet any Performance Standard listed in Section 13.10 and 13.14 of this Chapter and is listed as a Discretionary Activity; and
- b. Any subdivision complying with the Terms for Subdivision listed in Section 13.13 and Performance Standards listed in Section 13.14 of this Chapter.

Note 1: Applications for Discretionary Activities will be assessed against, but not restricted to, the Assessment Criteria listed in Sections 13.10, 13.12, 13.13 and 13.14 of this Chapter, the Objectives and Policies of this Chapter and Part A of the District Plan.

13.9.5 Non-Complying Activities

The following shall be Non-Complying Activities in the Residential Zone:

- a. Any subdivision not in accordance with the Controlled, Restricted Discretionary or Discretionary subdivision listed in Sections 13.11, 13.12 and 13.13 of this Chapter.

Note 1: Applications for Non-Complying Activities will be assessed against, but not restricted to, the Assessment Criteria listed in Sections 13.10, 13.11, 13.12, 13.13 and 13.14 of this Chapter, the Objectives and Policies of this District Plan and the effects of the activity on the environment.

13.9.6 PREC2 - Cove Road North Precinct

- a. Rules 13.9.1 - 13.9.5 shall not apply to PREC2 - Cove Road North Precinct.
- b. Any activity which does not meet any Performance Standard listed in Sections 13.10 and 13.14 of this Chapter shall retain the activity status listed in the relevant rule.
- c. Any subdivision complying with the Terms for Subdivision listed in Section 13.12 and Performance Standards listed in Section 13.14 of this Chapter shall retain the activity status listed in the relevant rule.

Note 1: Activities will be assessed against, and conditions may be imposed in relation to, those specific matters for assessment of the activity listed in Sections 13.10, 13.12 and 13.14 of this Chapter and the Objectives and Policies of this District Plan and the effects of the activity on the environment.

PREC1 AWAKINO PRECINCT

Description of Awakino Precinct

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 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.

Awakino Precinct Objectives

PREC1-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.

Awakino Precinct Policies

PREC1-P1 Awakino Precinct Subdivision

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.
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.
 - e. Integration with adjacent sites to enable future development opportunities.

PREC1-P2 Awakino Precinct Residential Amenity

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.
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.

PREC1-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.
3. Maximising walking and cycling networks along streets and open space.

PREC1-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.

PREC1-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.
4. Encouraging the incorporation of indigenous vegetation, wetlands and rivers and their margins into open space and recreation networks.

PREC1-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.

PREC2 COVE ROAD NORTH PRECINCT

IMPORTANT: Please remember to take notice of: Rule 13.9.6**Description of the Cove Road North Precinct**

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 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.

Cove Road North Precinct Objectives**PREC2-01 Cove Road North Precinct 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.

Cove Road North Precinct Policies**PREC2-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.
 - d. Efficient use of land and infrastructure.

PREC2-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 dwellings and outdoor areas.
5. Minimise the degree of overshadowing to any adjoining site or dwelling.

PREC2-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.
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.

PREC2-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.
3. Integration of the development with the natural feature, including the provision of pedestrian walkways and cycle ways adjacent to natural features.

PREC2-P5 Cove Road 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.
3. Establishing planting or other methods to soften and / or screen built form.

PREC2-P6 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.
2. Identifying building platforms that respond to site topography and environmental characteristics.
3. Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.
4. Revegetating the natural drainage patterns to separate and fragment the built development.
5. Ensuring that revegetation integrates with the existing native vegetation on the northern boundary of the Precinct.

13.10 Performance Standards Residential Land Use

Rule	Parameter	Residential Permitted Activity Performance Standard	Activity Status if the Activity does not meet the Performance Standard	Assessment Criteria
13.10.1a	Excavation and Fill	1. Excavation and fill is a Permitted Activity if: a. The site is not within any area known to be erosion prone, subject to instability or flood hazards; and b. Where the site is outside of an Overlay area the volume is less than 200m³ within a site in any 12-month period and where Overlays apply, the volume is less than 100m³ within a site in any 12-month period; and c. The site is not within 6m of a bank of any water body; and d. The height or depth is less than 1.5m over a continuous distance of	Restricted Discretionary Activity	3. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. Whether Building Consent has been issued and has already assessed the proposed earthworks (in such cases the matters considered under the Building Act 2004 will not be reconsidered here); b. Machinery to be used and hours of operation; c. Effects on the locality, particularly the

are Permitted Activities throughout the Residential Zone, including Overlays and are excluded from Rule 13.10.1a(1): a. Network utilities, except where a site or feature is identified in Part C of the Plan; and b. Underground storage tanks except where a site or feature is identified in Part C of the Plan. Note 1: Excavation may require Resource Consent from the Northland Regional Council. The Regional Water and Soil Plan for Northland contains minimum standards for erosion and sediment control resulting from excavation. Applicants should contact the Northland Regional Council to confirm whether or not a Resource Consent is required. Note 2: Where parallel Resource Consent for excavation and fill is required from the Northland Regional Council, Kaipara District Council will seek to undertake joint processing of both applications, e.g. via delegated authority from the	i. Effects of dust and noise on sensitive receivers; j. If located in an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values; k. Effects on cultural and heritage values (as defined in Chapter 17), including any consultation undertaken with Tangata Whenua as appropriate; l. The consistency of the proposal with the relevant Objectives and Policies contained in Part A and Part C of the Plan with managing the values of the District, including but not limited to those outlined in Chapters 2, 4, 6, 7, 8 and 17;
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- proposed on a site, including volume, area affected and height of any excavation or fill;
 - b. A plan showing relevant existing and proposed contours and location of any adjacent bush shrub land and wetland areas, water bodies and the Coastal Marine Area;
 - c. An assessment of the site's ecological, landscape amenity and heritage values, including details on any recorded archaeological sites and registered historic places, historic areas and waahi tapu, and the need for an archaeological-historic places site survey of the area to be developed;
 - d. Measures directed at mitigating any adverse effects of the activity on the ecological, heritage and landscape values of the site, adjacent

				landscapes and features is provided in Appendix 18A. The values associated with Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
13.10.1b	Excavation and Fill in an Outstanding Natural Landscape	1. Subject to the exclusion in (2) below, within an Outstanding Natural Landscape, excavation and fill is a Permitted Activity if: a. The volume is less than 300m³ in any 12 month period per site; and b. Any cut and/or filled face does not exceed 1.5m in height; and c. Cut or fill areas that will be visible from a viewing point on a public road, public reserve, coastal marine area and the foreshore shall be stabilised using mulch, hydroseeding, or other rapid effective stabilisation technique. All other cut and fill areas will be revegetated as soon as practicable in the spring or autumn	Discretionary Activity	3. Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent: a. The matter for which it has limited its discretion under Rule 13.10.1a; and b. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B. Note 1: A description of the landscapes and features is provided in Appendix 18A. The values associated with Outstanding Natural

immediately following construction. 2. Except that Normal Rural Practices (as defined in Chapter 24) are Permitted Activities. Note 1: Excavation may require Resource Consent from the Northland Regional Council. The Regional Water and Soil Plan for Northland contains minimum standards for erosion and sediment control resulting from excavation. Applicants should contact the Northland Regional Council to confirm whether or not a Resource Consent is required. Note 2: Where parallel Resource Consent for excavation and fill is required from the Northland Regional Council, Kaipara District Council will seek to undertake joint processing of both applications, e.g. via delegated authority from the Northland Regional Council. Note 3: The height or depth of excavation will be based on an average height from existing ground level over the length of the excavation or fill, or over any 50m continuous length (whichever is the	Landscapes are described in the Kaipara District Landscape Technical Report (2010).
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	lesser length).		
13.10.2 Indigenous Vegetation Clearance	Subject to the exceptions provided in (4) below clearance or removal of indigenous vegetation is a Permitted Activity if:	Restricted Discretionary Activity	5. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: - Extent of vegetation clearance proposed relative to total vegetated area; - Whether any affected area of indigenous vegetation is naturally occurring or has been artificially created; - Whether and the extent to which revegetation using eco-sourcing of native plants is proposed as part of the development; - Effects on the locality; - Effects on landscape and heritage values; - Effects on ecological values and in particular its significance as a site of ecological significance by
	1. Residential Zone - It is not located within an indigenous wetland; - It is not part of: - a continuous area of predominantly indigenous vegetation over 5 hectares in area; or - a continuous area of predominantly indigenous vegetation greater than 6m in height and greater than 200m² in area; and - It is not located within an Outstanding Natural Landscape, as identified in Map Series 2.		
	2. East Coast and West Coast		

and Kaipara Harbour Overlays a. It is not located within an indigenous wetland; b. It is not part of: i. a continuous area of predominantly indigenous vegetation over 1 hectare in area; or ii. a continuous area of predominantly indigenous vegetation greater than 6m in height and greater than 100m² in area; and c. It is not located within an Outstanding Natural Landscape, as identified in Map Series 2.		
3. Mangawhai Harbour Overlays a. It is not located within an indigenous wetland; b. It is not part of:		

- reference to the criteria listed in Appendix 24G;
- g. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2;
- h. Effects on water bodies, including wetlands and particularly sensitive receiving environments of the harbours and lakes;
- i. The ecological significance of the indigenous vegetation or individual indigenous tree and associated presence of rare or endangered flora and fauna including kiwi as shown in Appendix F to the District Plan Maps ;
- j. The extent to which the activity may adversely affect cultural and spiritual values;
- k. The form and ecological value of

i. a continuous area of predominantly indigenous vegetation over 1 hectare in area; or ii. a continuous area of predominantly indigenous vegetation greater than 3m in height and greater than 50m² in area; and c. It is not located within an Outstanding Natural Landscape, as identified in Map Series 2.	remaining vegetation, including edge effects, retention of corridors and relationship to the natural landform; l. The extent to which any proposed measures will result in the protection and enhancement of the ecological values of the area; m. The relationship of the vegetation to any adjacent conservation covenant and whether it contributes to an ecological corridor; n. The relevant provisions of the Kaipara District Council Reserves and Open Space Strategy; o. If located in an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values; p. The consistency of the
4. Except that the following are Permitted Activities throughout the Residential Zone, including Overlays and are excluded from the Standards of 13.10.2a(1), 13.10.2a(2) and 13.10.2a(3): a. The removal is in accordance with an existing use right (Note this would include activities such	

as vegetation clearance associated with the maintenance of existing drainage channels); or b. The total clearance within a site is no more than 200m² where the clearance is for the express purpose of providing a house site and / or access to a house site, or is to provide access to existing farming whilst forestry activities are controlled by the National Environmental Standard for Plantation Forestry Regulations 2017; or c. The removal is of trees that are a danger to human life or existing structures (including network utilities); or d. The removal is for the formation and maintenance of walking tracks less than 1.5 metres wide; or e. The clearance is for	proposal with the relevant Objectives and Policies contained in Part A and Part C of the Plan managing the values of the District, including but not limited to Chapters 2, 3, 6, 7, 8 and 17; and q. The extent to which the activity will affect any heritage values identified in Appendix 17.1 and 17.2 of the Plan.
Note 1: A description of the landscapes and features is provided in Appendix 18A. The values associated with Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).	

- maintenance of existing fence lines or for a new 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; or
- f. It is part of the operation and maintenance of network utilities, or is necessary to protect electrical lines required to meet the Electricity (Hazards from Trees) Regulations 2003;
- g. The removal is for the construction of a fire break by a fire authority; or
- h. It is necessary for the

thrown trees, or with forestry operations, the latter which is controlled by the National Environmental Standard for Plantation Forestry Regulations 2017; or

k. The vegetation clearance is on land which has been previously cleared and where the indigenous vegetation to be cleared is less than 10 years old.

Note 1: The Regional Water and Soil Plan for Northland contains minimum Standards for erosion and sediment control resulting from land disturbance. Vegetation clearance activities may require a Resource Consent from the Northland Regional Council under those provisions. Applicants should contact the Northland Regional Council to confirm whether or not a consent is required.

Note 2: Where parallel Resource Consent for vegetation removal is required from the Northland Regional Council, Kaipara District Council will

	seek to undertake joint processing of both applications. Note 3: For the purpose of clarity the standards of this Rule for the Residential zone apply to Overlays unless alternative standards are explicitly stated. Note 4: An area of predominantly indigenous vegetation is an area where the vegetation cover is at least 75% indigenous.		
13.10.2 Indigenous Vegetation Clearance in an Outstanding Natural Landscape	1. The provisions in this chapter prevail over the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 in relation to plantation forestry activities. 2. Subject to the exceptions provided in (1) below, clearance or removal of indigenous vegetation within a site in an Outstanding Natural Landscape is a Permitted Activity if: a. It is not located in an indigenous wetland; or b. It is not part of; i. a continuous area of	Discretionary Activity	4. Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent: a. The matter for which it has limited its discretion under Rule 13.10.2. b. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and the extent to which the subdivision, use or development meets the additional assessment criteria

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| house site and / or access to a house site, or is to provide access to existing farming or forestry activities; or | | | |
| c. The clearance is for the maintenance of any open or clear space within an area defined by 20m of an existing dwelling or building; or | | | |
| d. The removal is of trees that are a danger to human life or existing structures (including network utilities); or | | | |
| e. The removal is for the formation and maintenance of walking tracks less than 1.5 metres in width; or | | | |
| f. The clearance is for maintenance of existing fence lines or for a new 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; using manual methods that do not require the removal of any indigenous tree over 300mm girth; or
- g. It is part of the operation and maintenance of network utilities, or is necessary to protect electrical lines required to meeting the Electricity (Hazards from Trees) Regulations 2003;
- h. The clearance is for the creation and maintenance of firebreaks; or
- i. The vegetation or tree comprises the understorey directly beneath exotic or native plantation forest and the activity is carried out as part of forestry operations; or
- j. It is in accordance with the terms of a Queen Elizabeth II

National Trust, or forest sink, covenant under the Forests Act 1949, or the trees have been planted specifically for forestry or cropping purposes, or the removal is limited to naturally dead or with forestry operations, if the company has Forest Stewardship Council certification or another third party certified environmental management system; or

k. The vegetation clearance is on land which has been previously cleared and where the indigenous vegetation to be cleared is less than 10 years old.

Note 1: The Regional Water and Soil Plan for Northland contains minimum Standards for erosion and sediment control resulting from land disturbance. Vegetation clearance activities may require a Resource Consent from the Northland Regional Council under those

		provisions. Applicants should contact the Northland Regional Council to confirm whether or not a consent is required. Note 2: Where parallel Resource Consent for vegetation removal is required from the Northland Regional Council, Kaipara District Council will seek to undertake joint processing of both applications. Note 3: An area of predominantly indigenous vegetation is an area where the vegetation cover is at least 75% indigenous.		
13.10.3a Dwellings		1. Construction of a dwelling is a Permitted Activity if: a. After completion, it will be the only dwelling on the site; or b. It will be an additional dwelling on the site, and the minimum net site area associated with each additional dwelling is: i. 600m² for a serviced site not in an Overlay Area; or ii. 1,000m² for a serviced site in an Overlay	Restricted Discretionary Activity / Discretionary Activity	3. Residential Zone Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent: a. Building location, including alternatives considered; b. Size and shape of the site; c. Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including

	Area; or	
iii.	600m ² for a serviced site in the Cove Road North Precinct; or	
iv.	1,000m ² for a serviced site in the Cove Road North Precinct - Northern Sub-precinct area; or	the Coastal Marine Area, and the effects on skylines and ridgelines;
v.	3,000m ² for an un-serviced site.	d. The extent to which proposed landscaping is consistent with the character of the area, provides screening from adjoining public places and dwellings and is in accordance with any Council adopted Design Guidelines;
c.	There is a separation distance of at least 3m from any other detached dwelling; and	e. Effects on the locality, particularly residential character and amenity values
d.	There is a separation distance of at least 6m where there is a private open space area located between two residential dwellings.	f. If located within an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values;
Note 1: The demolition and/or removal of a dwelling is a Permitted Activity except where the provisions of Chapter 17: Historic Heritage apply.		g. Effects on landscape and heritage; The extent to which the proposal will affect the

	Note 2: Each dwelling is also required to be assessed against the relevant performance Standards contained in the Plan, including within Sections 13.10 and 13.13. Note 3: For dwellings within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply. Note 4: There is an exemption for Rule 13.10.3 that applies to part of Lot 2 DP 73030 Cynthia Place (Baylys Beach). See Rule 13.10.29(4).	
	2. Any dwelling located within a site, within the Awakino Precinct that has a road boundary shall provide: - The primary pedestrian access oriented toward a road, and - Where any lot shares a boundary with Awakino Road primary pedestrian access shall be oriented toward Awakino Road. - At least one habitable room with at least one clear-glazed window, at least 1m² in size	values of any Outstanding Natural Landscape identified in Map Series 2; - The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2; - Effects on safety and efficiency of vehicles and pedestrians using the site and affected roads and private ways; and - The extent to which the activity will affect any heritage values identified in Appendix 17.1 and 17.2 of the Plan.
		4. Where an activity is not permitted by this Rule and is located in the Awakino Precinct, the construction of a dwelling is a Restricted Discretionary Activity if: - It will be located in the Awakino Precinct; and - It will be an additional dwelling on the site, and the minimum net

which is oriented toward the road.

site area associated with each additional dwelling is 450m² for a serviced site. There is a separation distance of at least 3m from any other detached dwelling; and

c. There is a separation distance of at least 6m where there is a private open space area located between two residential dwellings.

5. Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:

- 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

Council will also have regard to the following matters when considering an application for Resource Consent:

- 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.

				I. 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.
13.10.3bDwelling Floor Levels	1. Construction of a dwelling is a Permitted Activity if: a. Minimum floor levels are designed in accordance with the following Standards: i. Floor levels for habitable building floors are designed with a minimum freeboard height to floor level of 500mm above the 100 year Average Recurrence Interval flood level; and b. In addition to the minimum floor level any new dwelling shall be: ii. 5.0m above mean sea level in the West	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. Safety of the dwelling and people using it during flood events or tidal inundation including possible egress during flood events or tidal inundation.	

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alterations of buildings and structures within an Outstanding Natural Landscape	Structures (including dwellings) located in an Outstanding Landscape is a permitted activity if: a. It is no more than 8m in height; b. Does not exceed 50m ² gross floor area; or any alteration / additions to the building or structure do not exceed 40% of the gross floor area of the dwelling or 40% of the volume of the structure (whichever is the smaller); c. The exterior finish of the building or structure has a reflectance value of, or less than 30% as defined within the BS5252 standard colour palette; And if applicable: d. It is required for maintenance to the interior and exterior of the building or structure; or e. It is required for renovations to the interior of the dwelling	Council will have regard to the following matters when considering an application for Resource Consent: a. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B. Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
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		or structure.	Restricted Activity	Discipline
13.10.4	Commercial and Industrial Buildings	1. For Commercial or Industrial Activities in a Residential Zone any building is a Permitted Activity if: a. The building is able to comply with the relevant Performance Standards of Rule 13.10; b. Where no Council reticulated wastewater system is available the on-site treatment and disposal systems shall be designed and constructed in accordance with AS/NZS 1547:2008 "Onsite Wastewater Management Standards"; c. Where a Council reticulated wastewater system is available the development complies with the requirements of Rule 13.14.6(1); d. Where no Council wastewater system is available the development shall comply with the	Restricted Activity	Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. Building location, including alternatives considered; b. Size and shape of the site; c. Extent of visual intrusion of the building from beyond the site, particularly from the road and public places including the Coastal Marine Area and the effect on skylines and ridgelines; d. Proposed landscaping in accordance with any Council adopted Design Guidelines; e. Effects on the locality, particularly the residential and natural character and amenity values; f. If located within an

requirements of Rule 13.14.6(3); e. Where a Council reticulated stormwater disposal system is available the development shall comply with Rule 13.14.5(1)(a); and f. Where no Council reticulated stormwater disposal system is available the development shall comply with Rule 13.14.5(2). Note 1: Any discharge into land, air or waterbodies may require a Resource Consent from the Northland Regional Council. The Regional Water and Soil Plan for Northland contains minimum standards for wastewater and stormwater treatment drainage and disposal and the Regional Coastal Plan controls buildings and structures in the Coastal Marine Area. Applicants should contact the Northland Regional Council to confirm whether or not a Resource Consent is required. Note 2: For sites within an Outstanding Natural Landscape,	Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values; g. Effects on landscape and heritage values; h. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B; i. Effects on the safety and efficiency of vehicles and pedestrians using the site and affected roads and private ways; j. Safety of the building and people using it
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Rule 13.10.3c shall also apply.

- during flood events or tidal inundation including possible egress during flood events or tidal inundation;
- k. The extent to which the development complies with the requirements of the relevant Performance Standards or the Kaipara District Council Engineering Standards 2011;
 - l. The extent to which the stormwater generated from impermeable surfaces associated with the building may contribute to erosion or a reduction in the water quality of the receiving environment;
 - m. Whether a sustainable potable water supply is able to be provided to service the development; and
 - n. The extent to which the activity will affect any heritage values identified in Appendix 17.1 and 17.2 of the

				Plan.
13.10.5	Maximum Height	1. Any building except where it is located within the Cove Road North Precinct, Northern Sub Precinct is a Permitted Activity if: a. The building does not exceed 10m in height, where it is not within an Overlay area; or b. The building does not exceed 8m in height, where it is within an Overlay area. Note 1: For sites within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply.	Restricted Discretionary Activity	Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010). 2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The scale and bulk of the building in relation to the site; b. The functional requirements of the building; c. The extent to which the effects of the height infringement can be mitigated by setbacks, planting, design or the topography of the site; d. Effects on the locality, particularly residential character and amenity

values and those values associated with Overlay Areas (as identified in the Objectives and Policies for overlays, Chapter 4);

e. If located within an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values;

f. Effects on availability of sunlight to other properties; and

g. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix

				18B. Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
13.10.6	Height in Relation to Boundary	1. Any building is a Permitted Activity if: a. The building does not exceed 3m in height plus the shortest horizontal distance between that part of the building and any site boundary adjacent to a residential zone or reserve. Note 1: Refer to Chapter 24 — Definitions for the definition of Recession Plane.	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The scale and bulk of the building in relation to the site; b. The functional requirements of the building; c. The extent to which the effects of the height in relation to boundary infringement can be mitigated by setbacks, planting, design or the topography of the site; d. Effects on the locality, particularly the residential character

- e. If located within an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values;
- f. Effects on availability of sunlight to other properties; and
- g. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B.

Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding

				Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
13.10.7	Setbacks	1. Residential Zone Any building is a Permitted Activity if it is located outside the following setback distances (yards): a. Front yard - 5m; b. Side yards — one of 1.5m and one of 3m (Residential Zone), two of 3m in Overlay Areas; c. Rear yards - 3m except on rear sites where one yard of 1.5m may be provided; d. Coast - 30m from the Coastal Marine Area; and e. Lake / River - 30m from the banks of: any dune lake; any other lake whose bed has an area of 8ha or more; any river including a perennial stream whose bed has an average width of 3m or more; f. Any building is setback 30m from a railway line where there is an	Restricted Discretionary Activity	5. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The outlook and privacy of adjacent and adjoining neighbours; b. Extent of visual intrusion and dominance of any buildings from beyond the site, particularly from the road and public places including the Coastal Marine Area, and the effect on skylines and ridgelines; c. If in the Mangawhai Structure Plan Area, whether the proposed landscaping is in accordance with the design principles of the Mangawhai Structure Plan (pages

	intersection of road and rail (level crossing controlled by giveway signage) within 300m; and g. Any building is set back 300m from the intersection of the State Highway and any local road (measured from the centreline of the local road). Provided that an accessory building may be erected in any side or rear yard where: h. Vehicle access is retained to the rear of the site; and i. It is located at least 3m from any habitable room on an adjoining site; and j. It does not exceed 10m in length or 25% of the length of the side or rear yard, whichever is less. In addition to the above Performance Standards: 2. Mangawhai Harbour and Kai iwi Lakes Overlays Any building is a	46 - 49) for Policy Area Three; d. Effects on the locality, particularly residential and natural character and amenity values; e. If located within an Overlay, the extent to which the values identified in the Objectives and Policies for Overlays (Chapter 4) are present on the site, and the extent to which the proposal is compatible with those values; f. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B; g. Effects on ecological values and in particular any sites of
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Permitted Activity if it is located outside the following setback distances (yards): a. River — 6m from the banks of any river with an average bed width of between 1 to 3m. Note: For clarification, if the average bed width is less than 1m this rule does not apply and if the average is greater than 3m the Rule 13.10.7(1) (e) above applies. 3. Awakino Precinct Any building is a Permitted Activity if it is located outside the following setback distances (yards): a. Front yard - 3m; b. Side yards — 5m; c. Rear yards -5m; d. Wetlands and Rivers — 10m setback from any natural wetland, and river; e. Rural Zone — 3m. Provided that an accessory building may be erected in any side or rear yard where: f. Vehicle access is retained to the rear of	ecological significance as defined by the criteria listed in Appendix 25G; h. Effects on public access; i. Effects on natural hazards, including the design and construction of hazard protection works on land adjacent to the Coastal Marine Area, rivers and lakes; j. Protection of the conservation, ecological, recreation, access and hazard mitigation values of esplanade reserves or strips; k. Where buildings are located in close proximity to State Highways or Rail (level crossings) whether and the extent to which consultation has been undertaken with NZ Transport Agency and New Zealand Railways Corporation respectively and written approval
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		the site; and g. It is located at least 3m from any habitable room on an adjoining site; and h. It does not exceed 10m in length or 25% of the length of the side or rear yard, whichever is less.		obtained; and l. The functional requirements of the building and activity.
		4. Cove Road North Precinct Any building is a Permitted Activity if it is located outside the following setback distances (yards): a. Front yard - 3m; with garage doors that face the street set back 4.5m. i. Provided that an accessory building (including garage) must be setback 5m from any front or side yard. Where any accessory building (including garage) is located within		Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
				6. Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent: 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

	confirm whether or not Resource Consent is required. Note 2: The 300m radius referred to in relation to State Highways shall be measured from the position where the centreline of the road joins the State Highway. Note 3: Any changes in land use on sites that have access onto Limited Access Road's require approval from the NZ Transport Agency under the Government Roadway Powers Act 1989.		
13.10.7a Fence and Landscaping	1. Awakino Precinct a. Any fence is a permitted activity where: i. The fence is adjacent to any road boundary and has a maximum height of 2m; or ii. The fence is adjacent to any neighbourhood park or wetland enhancement area and has a maximum height of 1.5m and is 50%	Restricted Discretionary Activity	3. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: 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

height of 8m; and

- iii. At a density that will achieve canopy closure within 3-5 years.

2. Cove Road North Precinct

- a. Any fence is a permitted activity where:
 - i. The fence is adjacent to any road boundary and has a maximum height of 1.1m.
 - OR
 - ii. The fence is separated no further than .5m from a retaining wall and the combined height of the fence and retaining wall has a maximum height of 1.5m.
- b. Any activity within a site that has a legal boundary with Cove Road is a permitted

- 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.
- d. The extent to which built form is obscured from Cove Road.

		activity where an area of planting is provided 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.		
13.10.8	Separation Distance for Noise Sensitive Activities	1. Any Noise Sensitive Activity (as defined in Chapter 24: Definitions) is permitted if: 2. A 300m separation distance is maintained between the noise sensitive activity and activities listed as follows, on a site under separate ownership: a. Building or enclosure intended for housing livestock; b. Wastewater treatment site or other site of plant or animal effluent storage or disposal (excluding domestic	Restricted Discretionary Activity	4. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The extent to which alternative locations have been considered; b. Mechanisms in place to avoid future reverse sensitivity conflicts (including covenants on titles) or other physical mitigation

Note 1: This Rule is intended to protect existing, lawfully established activities in adjoining Zones. If a noise sensitive activity develops then it would be required to maintain the appropriate separation distance to avoid future land use conflicts. Note 2: Maungaturoto Dairy Factory has existing use rights for its current operations on its site. Development locating within this Zone will therefore be subject to this Rule in relation to the Maungaturoto Dairy Factory's existing operations. Note 3: For the purposes of this Rule, the term 'noise sensitive activities' is used to describe the types of activities that may be affected by sensitivity issues. Note 4: For clarity, any Noise Sensitive Activity within the Noise Contour Boundary of the Maungaturoto Dairy Factory site will require Resource Consent. 3. Except the following is a permitted activity and is excluded from the Standards of 13.10.8: a. Any noise sensitive activity within 300m of	assessment criteria contained in Appendix 18B; And in the case of any Noise Sensitive Activity within the Noise Contour Boundary of the Maungaturoto Dairy Factory, the following additional assessment criterion will apply: h. The potential reverse sensitivity effects on the operation of the Maungaturoto Dairy Factory. Note 1: The operators of the Maungaturoto Dairy Factory will be considered an affected party in relation to any resource consent applications, in respect of Rule 13.10.8(2). Note 2: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
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		the cadastral boundaries of Lot 1 DP 341981 being the site at the corner of Molesworth Drive, Estuary Drive and Norfolk Drive at Mangawhai. b. Any noise sensitive activity within the Awakino Precinct is permitted where it complies with 13.10.8A. Note 5: Any activity that requires consent in accordance with Rule 13.10.8A shall be assessed under 13.10.8A only.		
13.10.8A Noise Sensitive Activities in Awakino Precinct		1. Any noise sensitive activity is permitted if: a. Designation D34 Dargaville Landfill has been removed from the plan; or b. A noise barrier has been established in accordance with Rule 13.13A.8 and the noise sensitive activity is located outside of Noise Area A as identified on the Awakino Precinct Noise Plan; or	Restricted Discretionary	5. Where an activity is restricted discretionary under this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The effects on people's health and internal residential amenity, including effects on future residents and effects from future levels of

c. No noise barrier has been established in accordance with Rule 13.13A.8 and the noise sensitive activity is outside of Noise Areas B and C as identified on the Awakino Precinct Noise Plan. 2. Any noise sensitive activity is a restricted discretionary activity where: a. A noise barrier has been established in accordance with Rule 13.13A.8 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 Rule 13.13A.8 and the noise sensitive activity is in Noise Area B as identified on the Awakino Precinct Noise Plan. 3. Any Noise Sensitive Activity is a non-complying	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. g. Whether suitable cooling and ventilation
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		methods to ensure that internal temperature of habitable rooms will be maintained with windows and doors closed.		
13.10.9 Buildings and Vegetation near Airfields		1. Any building, structure or aerial is a Permitted Activity, unless part of it would fall within either: a. The runway approach and take-off paths of an airfield identified in Appendix H to the District Plan Maps, being at a gradient of 1:40 (2.5%); or b. The associated transitional surfaces of an airfield identified in Appendix H to the District Plan Maps, being at a gradient of 1:7 (14.3%). 2. All trees and other natural projections shall be maintained so that no part shall fall within either: a. The runway approach and take-off paths of an airfield identified in Appendix H to the District Plan Maps,	Discretionary Activity	3. Where an activity is not permitted by this Rule, Council will restrict its discretion to the following matters when considering an application for Resource Consent: a. Whether the height of the proposed building or structure will affect airfield safety; b. The extent to which the proposed development may restrict future development of the airfield/airport; and c. The health and safety of current and future occupiers of the building.

		being at a gradient of 1:40 (2.5%); or b. The associated transitional surfaces of an airfield identified in Appendix H to the District Plan Maps, being at a gradient of 1:7 (14.3%). Note 1: This Rule currently applies to the airfields at Dargaville and Naumai shown in Appendix H to the District Plan Maps.		
13.10.10 Relocation of Buildings	1. Residential Zone Relocated buildings are permitted where the following matters can be satisfied:	a. Any relocated building can comply with the relevant Standards for Permitted Activities in the District Plan.; and b. Any relocated dwelling must have been previously designed built and used as a dwelling; and c. A building inspection report shall accompany the Building Consent. The report is to identify all reinstatement work	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. Proposed landscaping, including opportunities to screen the building during reinstatement; b. Visibility from the road, public places and other residential areas; c. Maintenance of the site and surrounds

		required to the exterior of the building; and d. All work required to reinstate the exterior of any relocated building, including the siting of the building on permanent foundations, shall be completed within 12 months of the building being delivered to the site.		during reinstatement; and d. Application of a bond to ensure reinstatement within a 12 month time limit.
		Note 1: For clarity, for sites within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply		
13.10.1 Private Open Space	1. Residential Zone A dwelling is a Permitted Activity if the private open space meets the following:	a. Is equivalent to 50% of the gross floor area of the dwelling; b. Is of a usable shape of no less than 3m dimension, capable of accommodating one circle of no less than 5m in diameter; c. Is located on the east, north or west side of the dwelling; d. Has direct access from the main living	Restricted Discretionary Activity	3. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The on-site privacy and amenity of the occupants; b. The open space nature of the surrounding neighbourhood; and c. The extent to which the proposal will affect

		area of the dwelling; e. Is unobstructed by vehicle access or parking areas; and f. Is adequately screened from adjoining dwellings and adjacent sites, except in the case of reserves. 2. Awakino Precinct A dwelling is a Permitted Activity if private open space is provided and meets the following: a. Is at least 20m² or equivalent to 25% of the gross floor area of the dwelling; b. Has a minimum dimension of 4m; c. Is located on the east, north or west side of the dwelling; d. Has direct access from the main living area of the dwelling; and e. Is exclusive of vehicle access, parking areas and buildings.	the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B. Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).	
13.10.12 Permeable Surfaces	1. Residential Zone Any activity is a Permitted Activity if:	Restricted Discretionary Activity	5. Where an activity is not permitted by this Rule, Council has restricted its	

a. The area of any site covered by buildings and other impermeable surfaces is less than 40% of the net site area.		
2. Awakino Precinct Any activity is a Permitted Activity if: a. The area of any site covered by buildings and other impermeable surfaces is less than 60% of the net site area; and b. All stormwater management for the site shall comply with any stormwater management plan approved under performance standard 13.14.5 Stormwater Disposal.		
3. Cove Road North Precinct - Northern Sub-precinct Any activity is a Permitted Activity if: a. The area of any site covered by buildings and other impermeable surfaces is less than 40% of		
discretion over the following matters when considering and determining an application for Resource Consent: a. Control of stormwater run-off; b. The effects of increased stormwater flows downstream; c. Methods of attenuating stormwater flows to pre-development rates; except within the Cove Road North Precinct; d. Whether and the extent to which the activity meets the relevant Performance Standards or the Kaipara District Council Engineering Standards 2011; e. Effects on water quality; f. The extent to which low impact design principles are utilised. 6. Within the Awakino Precinct and the Cove Road North Precinct:		

Note 1: For the purposes of this rule, any area regularly used by vehicles whether metalled, sealed or concreted shall be considered an impermeable surface.

within the flood hazard area will mitigate effects arising from loss of flood storage and the increase in peak flows.

b. 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.

8. Awakino Precinct Information Requirement

9. 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:
- 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

				(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).
13.10.13 Building Coverage	1. Residential Zone Any activity is a Permitted Activity if: a. Building coverage on a site is less than 35% of the net site area. 2. Awakino Precinct Any activity is a Permitted Activity if: a. Building coverage on a site is less than 45% of the net site area. Note 1: For clarity, for sites within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply.	Restricted Discretionary Activity	3. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The scale and bulk of the building in relation to the site; b. The existing built character of the surrounding neighbourhood; c. Effect on the open space nature of the surrounding neighbourhood; d. The availability of useable on-site outdoor living space; and e. The extent to which the proposal will affect	

				the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B. Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
13.10.13 Retirement Facility		1. Cove Road North Precinct Any retirement facility is a Restricted Discretionary Activity.	Restricted Discretionary Activity	2. Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The siting, scale, design and layout of buildings ensures compatibility between buildings and their integration with other sensitive development on the site, adjacent

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.

d. The location of buildings, window and door placement, parking areas and outside amenity areas avoid reverse sensitivity effects on any adjoining industrial activities.

Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in

			the Kaipara District Landscape Technical Report (2010).
13.10.13 Buildings and Accessways	1. Cove Road North Precinct - Northern Sub-precinct a. Any building or accessway is a permitted activity if it is setback at least 10m from indigenous vegetation existing as at 26 November 2024 located within the Northern Sub-precinct. b. Any accessory building is a permitted activity if it is setback no further than 15m from any main dwelling located within the same site. c. Any building or accessway is a permitted activity where: i. The exterior finish of the building shall have a reflectance value of not more than 30 percent as defined within the BS5252	Restricted Discretionary Activity	2. Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: 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.

standard colour palette.

ii. The construction material of any accessway or driveway is of dark colour with a reflectance value of not more than 30 percent.

iii. The building does not exceed 7m in height, 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.

Note 1: Any proposed building or accessway shall comply with all relevant rules within Chapter 13 in

	addition to rule 13.10.15.		
13.10.14 General Noise	1. Any activity is permitted if noise from the site does not exceed the following limits, as measured either at or within any other site Zoned Residential, or within the notional boundary of a dwelling in a Rural or Maori Purpose Zoned Site: a. 7:00am — 7:00pm: 50 dBL_{Aeq}; b. 7:00pm — 10:00pm Mon-Sat and 7:00am — 10:00pm Sundays and Public Holidays: 45 $dB L_{Aeq}$; and c. 10:00pm — 7:00am (any day): 40$dB L_{Aeq}$ and 70$dB L_{AFmax}$ Note 1: 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.	Discretionary Activity	2. Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent: 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.

13.10.15 Construction Noise and Temporary Activities	1. Construction noise and other temporary activities as defined in Chapter 24: Definitions are permitted if noise from the site does not exceed the limits recommended in, and are measured and assessed in accordance with New Zealand Standard NZS6803:1999 "Acoustics - Construction Noise".	Discretionary Activity	2. Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent:																																																																																																														
	<table><tr><th rowspan="3">Time of week</th><th rowspan="3">Time period</th><th colspan="5">Duration of work</th></tr><tr><th rowspan="2">Typical duration (dBA)</th><th rowspan="2">Short-term duration (dBA)</th><th rowspan="2">Long-term duration (dBA)</th><th colspan="2">LeqL_{max}</th></tr><tr><th>LeqL_{max}</th><th>L_{max}</th></tr><tr><td rowspan="5">Weekdays</td><td rowspan="5">0630-0730</td><td>60</td><td>75</td><td>65</td><td>75</td><td>55</td><td>75</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td rowspan="5">Saturdays</td><td rowspan="5">0630-0730</td><td>45</td><td>75</td><td>45</td><td>75</td><td>45</td><td>75</td></tr><tr><td>45</td><td>75</td><td>45</td><td>75</td><td>45</td><td>75</td></tr><tr><td>45</td><td>75</td><td>45</td><td>75</td><td>45</td><td>75</td></tr><tr><td>45</td><td>75</td><td>45</td><td>75</td><td>45</td><td>75</td></tr><tr><td>45</td><td>75</td><td>45</td><td>75</td><td>45</td><td>75</td></tr><tr><td rowspan="5">Sundays</td><td rowspan="5">0730-1800</td><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr><tr><td>75</td><td>90</td><td>80</td><td>95</td><td>70</td><td>85</td></tr></table>	Time of week	Time period	Duration of work					Typical duration (dBA)	Short-term duration (dBA)	Long-term duration (dBA)	LeqL _{max}		LeqL _{max}	L _{max}	Weekdays	0630-0730	60	75	65	75	55	75	75	90	80	95	70	85	75	90	80	95	70	85	75	90	80	95	70	85	75	90	80	95	70	85	Saturdays	0630-0730	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	45	75	Sundays	0730-1800	75	90	80	95	70	85	75	90	80	95	70	85	75	90	80	95	70	85	75	90	80	95	70	85	75	90	80	95	70	85		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 the occupants of dwellings and other buildings affected by construction noise; 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; and h. Mitigation measures to reduce noise generation.
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Time	Maximum Weighted Vibration Level (Wb or Wd)	Maximum Instantaneous Weighted Vibration Level (Wb or Wd)
Monday to Saturday 7:00am - 6:00pm	0.045m/s ²	1.0 m/s ²
All other times	0.015 m/s ²	0.05 m/s ²
Within a building on any adjacent site zoned Business:		
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

Note 1: Vibration levels shall be measured and assessed according to British Standard BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is

-
- generated;

b. The effects on sensitive receptors or adjacent land uses;

c. Effect on adjoining or adjacent residential dwellings;

d. Length of time for which the specified Vibration 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 vibration generation; and

h. Mitigation measures to reduce vibration generation.

		likely to affect the comfort or amenity of persons occupying a building on an adjacent site.		
13.10.18 Traffic Intensity		1. Any activity is permitted if the cumulative traffic generated on any road from all activities on site does not exceed 20 daily one way movements based on the Traffic Intensity Factor Guidelines in Appendix 25F. Single dwellings, temporary military activities and construction traffic (associated with the establishment of an activity) are exempt from this standard. Note 1: Traffic Intensity Factor guidelines are included in Appendix 25F of this Plan and can be used to calculate the likely traffic generation of particular activities. The Traffic Intensity Factor is based on the average daily one way traffic movements for a particular activity (and therefore allows for seasonal variations). Applicants may be required to apply to the Council for a Certificate of Compliance where an activity has the potential to generate 15 or more daily one way movements.	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The time of day when any extra vehicle movements will occur; b. The distance between the location of vehicle movements and adjacent properties; c. The width and capacity of any road to be able to cope safely with vehicle movements; d. The effect of traffic on the amenity and character of the surrounding area; e. The effect of changing capacity on the amenity and character (including natural character) of the surrounding area; f. The nature of the

		Note 2: As part of an application for Certificate of Compliance or Resource Consent under this Rule Council may request that a Traffic Impact Assessment prepared by a suitably qualified Traffic Engineer be provided. Note 3: This calculation only applies when establishing a new activity on a site. However, the Traffic Intensity Factor for the existing uses on site (apart from those exempted below) will be taken into account when assessing new activities in order to address cumulative effects.		surface (sealed or otherwise) on the adjoining road network; g. The potential for dust nuisance to be generated from the site and its effects on adjoining properties; h. The safety and efficiency of vehicle access onto the road; i. The volume and speed of traffic on the roads affected; j. The hierarchy of roads affected; k. Any congestion or safety issues on roads affected; l. The type and number of vehicles expected to access the site; m. The vehicle crossing layout; n. Financial contributions for roading upgrading, and o. The requirements of the Kaipara District Council Engineering Standards 2011.	
13.10.19	Potentially Contaminated Land —	1. Removing or replacing a fuel storage system, sampling the soil,	Controlled Activity / Restricted	2. Where an activity is not permitted by this Rule, a land use consent must be	

Removing or replacing a fuel storage system, Sampling the soil, Disturbing the soil and Change of land use	disturbing the soil and changing the use of land where an activity or industry listed in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) is being or has been undertaken on it, or where it is more likely than not that a HAIL activity is being or has been undertaken on it, is a Permitted Activity if:	Discretionary Activity / Discretionary Activity	obtained under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
	a. The activity meets the relevant requirements of Regulation 8 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2001. Note 1: Refer to Appendix 25E for further information concerning the HAIL. Note 2: This rule does not apply to activities or land not covered by the Resource Management (National		

	Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.		
13.10.20 Contaminated Land Remediation	1. Any activity is a Permitted Activity if Remediation of contaminated land: a. Does not cause a greater risk to the environment than if the work was not done; and b. Disposes of removed material in a location approved for the receipt of such material; and c. Is reported to the Council by the landowner at the completion of the work detailing: i. The work done and the results obtained; and ii. The nature and location of remaining contaminated material on-site; and iii. As-built plans and specifications	Discretionary Activity	2. Where an activity is not permitted by this Rule, Council will have regard to the following matters when considering an application for Resource Consent: a. The extent and nature of any contamination of land or ground water and the potential sources of contamination; b. The degree to which earth moving or removal will be undertaken, including any methods to control the release of contaminants into the environment (e.g. sediment control, site covering and dust control); c. Whether contaminated or potentially contaminated soil or ground water will be able to be treated or disposed of;

	Regulations.		Note 1: Reference to the Ministry for the Environment's Contaminated Land Management Guidelines No.'s 1-5 will assist applicants in achieving compliance with the criteria set out above.
13.10.21 Hazardous Substances	1. Any activity is a Permitted Activity if: a. The aggregate quantity of hazardous substances of any hazard classification managed as part of the activity is less than the quantity specified in Appendix 25D (Hazardous Substances — Permitted Quantities Table 1); or b. The hazardous substances stored or used on the site are: i. Trade waste in a wastewater or waste treatment facility; or ii. Road materials within a road reserve; or iii. Domestic storage and use of consumer	Discretionary Activity	2. Council will have regard to the following matters when considering an application for Resource Consent: a. The proposed site and layout, with a description of the nature and scale of the proposed facility and associated operations; b. Location, type and quantities of hazardous substances involved; c. Site drainage and off-site infrastructure (e.g. drainage type and capacity); d. Identification of on-site hazards, failure modes and exposure pathways from the proposed facility including a description of the environment potentially affected; e. Transport of hazardous

products for domestic purposes; or iv. Consumer products, held for resale to the public and stored in the manufacturers' packaging; or v. Gas or oil pipelines and ancillary equipment; or vi. Fuel or safety equipment in motor vehicles, aircraft, ships, boats or small engines; or vii. Small fireworks subject to the Hazardous Substances (Fireworks) Regulations 2001, or safety ammunition, in domestic quantities; or viii. Fire-fighting substances on emergency vehicles; or ix. Electricity		
substances on and off the site, mode and route selection; f. The sensitivity of the surrounding human, natural and physical environment, and proposed measures to protect them (including wildlife habitats and water bodies); g. Separation distances from water bodies, coastal water, neighbouring activities and people potentially at risk from the hazardous facility, including consideration of the proximity to people-oriented activities (e.g. child care, education facilities, rest homes, hospitals); h. Potential cumulative or synergistic effects, within the site and the locality; i. The presence or otherwise of natural hazards which could adversely influence the inherent risks from a		

		transformers, capacitors and switches up to 600 litres; or		hazardous facility to the environment;
		c. The activity is not a service station; and		j. The extent to which alternative locations and methods have been considered;
		d. Storage or use of hazardous substances complies with Appendix 25D (Hazardous Substances — Permitted Conditions Table 2).		k. Hazard and risk analysis;
				l. Management of wastes containing hazardous substances;
				m. Proposed contingency measures and emergency plans;
				n. Proposed monitoring and maintenance schedules; and
				o. Any consultation, assessment or responses received from the New Zealand Fire Service.
13.10.22 Radioactive materials	1. Any activity is a Permitted Activity if:	Controlled Activity if:	2. Where an activity is not Permitted by this Rule, the following are the matters over which the Council reserves its Control:	
	a. Radioactivity is below that specified as an exempt activity in the Radiation Protection Regulations 1982; or	Radioactivity does not exceed 100 terabecquerels.	a. The proposed site and layout, with a description of the nature and scale of the proposed facility and associated operations;	
	b. Radioactive materials are confined to domestic appliances.	Discretionary Activity if:		

				hazardous facility, including consideration of the proximity to people-oriented activities (e.g. child care, education facilities, rest homes, hospitals); h. Potential cumulative or synergistic effects, within the site and the locality; i. Hazard and risk analysis; j. Management of wastes containing hazardous substances; k. Proposed contingency measures and emergency plans; l. Proposed monitoring and maintenance schedules; and m. Any consultation, assessment or responses received from the New Zealand Fire Service.
13.10.23	Lighting and Glare	1. Any activity is permitted if between the hours of 22:00 and 07:00 if any artificial lighting does not exceed 10 lux, measured at any point on boundary of any	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and

Residential Zoned site or at the notional boundary of any Rural or Maori Purpose Zoned site.

determining an application for Resource Consent:

- a. The orientation, strength, intensity, colour, or frequency of flashing of the light;
- b. Effects on traffic and pedestrian safety;
- c. The separation distances from neighbouring activities and people, including consideration of the proximity of people-orientated activities (e.g. rest homes or hospitals);
- d. Effects on amenity and character of the surrounding area;
- e. Proposed monitoring and maintenance schedules; and
- f. Whether and the extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and the extent to which the subdivision, use or development meets the additional

				assessment criteria contained in Appendix 18B.
				Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
13.10.24 Signage (including signs on and adjacent to roads and on buildings)	1. The following signs are permitted: a. Any business sign not exceeding 1m ² that is not within an Outstanding Natural Landscape (identified on Map Series 2), in area advertising or providing information on the owner or occupier of the site, or any facilities, goods or services available from it, provided that no more than one such sign shall be erected on the site; and b. Any public sign providing information on facilities and services of public interest erected by or with the written	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The visual impact of the sign and the effect on the amenity of the locality and surrounding area (including consideration of proposed lighting/illumination of the sign); b. The number and location of other signs in the local vicinity; c. The extent to which the sign is likely to	

approval of any heritage protection authority, local authority, Minister of the Crown or requiring authority, or any sign created by or with the written approval of the abovementioned authorities for the purposes of carrying out its statutory functions; and c. Any temporary sign not exceeding 3m² in area advertising or providing information on central or local government elections, cultural, social or sporting events, sites for development, sale or auctions, provided that any such sign may be erected for a period of up to two months and shall be removed within seven days of the election, event, sale or auction taking place. Provided the following conditions are met: d. No sign, other than a	unduly distract or restrict motorists vision or interfere with the effective functioning of any traffic sign; d. The extent to the which the sign is likely to unduly effect pedestrian safety; e. The likely cumulative visual effect of allowing the sign to be erected; f. Whether the sign is visible from the State Highway, and if so that approval from the NZ Transport Agency has been obtained; g. The extent to which the sign provides information on facilities and services of public interest; h. The extent to which the sign is relevant to activities occurring on the subject site; i. Whether and the extent to which any adverse effects on traffic safety can be mitigated through the appropriate positioning or placement of the
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		public sign or verandah sign, shall be displayed or erected on or over any road reserve unless the consent of Council is obtained; or e. Where a sign is proposed to be located in a road reserve adjoining the State Highway network or is visible from the State Highway the approval of the NZ Transport Agency is also required. Note 1: For Network Utilities, the Rule 10.11.15 for Signs will take precedence over the standards in this Rule if relevant.	sign on a site; and j. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B. Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
13.10.25 Vehicle Access and Driveways	1. Residential Zone Any activity is permitted if: a. The owner or occupier of each site shall provide and maintain at all times adequate access for emergency vehicles and vehicles generally associated	Restricted Discretionary Activity	3. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:

gate opens into the site or 13m plus the gate width where it opens towards the road; unless onto a State Highway (where gate setbacks may be higher and are required to be complied with);

viii. All gated accesses shall be provided with turning provisions, 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;

ix. 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; and

- e. The site is not within an Outstanding Natural Landscape, as identified in Map Series 2, unless the work is necessary for the maintenance of existing accesses or firebreaks.

2. Awakino Precinct

- Any activity is permitted if:
 - a. It meets the standards in 13.10.25.1 (a) and (c);
 - i. 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 5.2.18.2d and 5.2.18.2e, the following shall be met:

- ii. No vehicle crossing shall be situated within 10m of any road intersection (as measured from the meeting point of the main kerb alignments).
- iii. The minimum spacing between vehicle crossings on the same side of any road shall be 2m.
- iv. 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.

v. Each site shall be provided with and maintain a driveway to the following Standard:

vi. Formed with a sealed all-weather surface.

vii. Shall provide accessway or driveways with minimum widths in accordance with Table 13_5.

viii. 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.

ix. Shall serve no more than four parking spaces, should vehicles be required to reverse from a site.

Note 1: Any changes in land use on sites that have access over a railway line require approval from the New Zealand railways Corporation under the New Zealand Railways Corporation Act 1981.

Note 2: Where land adjoins a

		limited access road under the Government Roading Powers Act 1989 access to and from that road is subject to restrictions and controlled by the NZ Transport Agency. Note 3: Council will confirm engineering approval for Council controlled roads, as per clause (b) above, of the vehicle access and driveways by compliance with the Kaipara District Council Engineering Standards 2011 or by review from an independent appropriately qualified engineer.		
13.10.26 Fire Safety		1. Any building is permitted if: It does not impede the movement of fire service vehicles or equipment or generally restrict access for firefighting purposes. Note 1: For fire safety, the New Zealand Fire Service recommends: a. That a fire sprinkler system is installed in accordance with either the: i. NZS 4517:2010 (Fire Sprinkler Systems for Houses); or ii. NZS 4541:2013 (Automatic Fire Sprinkler Systems); or	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The accessibility for the fire service vehicles, taking into account a risk-based assessment.

		iii. NZS 4515:2009 (Fire Sprinkler Systems for Life Safety in Sleeping Occupancies up to 2,000m². b. That a sufficient water supply is provided if a sprinkler system is not being installed. Fire and Emergency New Zealand can be contacted for further advice (www.fireandemergency.nz).		
13.10.27 Parking		1. Any activity is permitted if: a. The owner or occupier of each site provides and maintains at all times spaces for the off street parking of cars and other vehicles generally associated with activities on the site; b. The number of parking spaces to be provided shall meet the minimum requirements outlined in Appendix 25C: Parking, Loading and Manoeuvring Standards; c. Each parking space shall be formed and maintained so that the maximum gradient on	Restricted Discretionary Activity	2. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: a. The nature of street or service lane access available to the proposed parking and/or loading facilities; b. The provision which can be made for parking and/or loading facilities for the proposed land use on an adjacent site; c. The adequacy of public parking and/or

	any area used for parking and manoeuvring shall be 6%;	
d.	Parking spaces may be situated within a building provided the Council is satisfied that the spaces can be clearly defined and made available for parking at all times. 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;	
e.	Any parking spaces required under the provisions of the District Plan are to be sited at least 15m from the banks of any river or stream, whose bed has an average width of 3m or more, any lake with an area greater than 8ha or the Coastal Marine Area or any mapped	
loading facilities in the immediate vicinity of the site;		
d. The nature of any special landscaping or pedestrian design features to be developed on the site;		
e. The hours of operation of the proposed use and number of employees on shift work if a Commercial activity is proposed in a Residential Zone;		
f. The size and number of vehicles expected to use the site;		
g. Whether and the extent to which the proposed parking area is designed, constructed and adequately drained in accordance with the Performance Standards in Rule 13.10.28 or the Kaipara District Council Engineering Standards 2011; and		
h. The extent to which the proposal will affect the values of any Outstanding Natural		

		waterway or wetland in the Valued Natural Environments of Mangawhai, except where appropriate provision is made for the collection treatment and disposal of stormwater from the areas to a Council stormwater system or other approved outlet;	Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B.
		f. Each parking space shall have adequate physical access to a road, street or service lane and the buildings or uses to which it is intended to serve. It shall be provided with such access drives and aisles as are necessary for safe and convenient movement of vehicles to and from the street or service lane for the manoeuvring of vehicles within the site in accordance with the Figures in Appendix 25C: Parking, Loading and Manoeuvring; g. Control of Access -	3. In granting any application the Council may require as a Condition of Consent either that: a. The parking and/or loading spaces required be provided on other available sites in the immediate neighbourhood; or b. A cash contribution is paid to the Council for the purchase of land and/or the construction of suitable parking and/or loading facilities. Note 1: Any cash contribution required by the Council shall not exceed the value of a sufficient part of the site or building to accommodate the vehicles for which provision is required, and the

Any parking area associated with a Commercial or Industrial Activity which adjoins a street shall 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. The barrier shall be designed to prevent vehicles entering or leaving the parking area other than by the access drives or aisles provided;	associated cost of their construction.
h. Control of Reversing - All parking areas shall be 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, except as provided in the Awakino Precinct by 13.10.25.2;	Note 2: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
i. Screening of	

		Parking Areas - Any parking associated with a Commercial or Industrial activity shall be screened from residential sites by appropriate landscaping, fencing or other suitable screening of at least 1.8m in height. Any landscaping is to be provided and maintained in such a manner as to create and preserve a good standard of visual amenity; and j. Control of Stormwater - Each parking area shall be provided with 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.		
13.10.28 Loading	1. For Commercial Activities in a Residential Zone	Restricted Discretionary	2. Where an activity is not permitted by this Rule,	

Any activity is permitted if:	Activity	Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent:
a. The owner or occupier of each site provides and maintains spaces for the loading and unloading of all goods generally associated with activities on the site; and b. The number of onsite loading spaces to be provided shall meet the minimum requirements outlined in Appendix 25C: Parking, Loading and Manoeuvring Standards; and c. Each loading space shall be of a usable size and shape and be designed to accommodate the 90 percentile two axled truck illustrated in Appendix 25C: Parking, Loading and Manoeuvring Standards; and d. Each loading space shall have a minimum width of 3.5m, a minimum depth of 12m and a minimum height of 4.25m		a. The nature of street or service lane access available to the proposed parking and/or loading facilities; b. The provision which can be made for parking and/or loading facilities for the proposed land use on an adjacent site; c. The adequacy of loading facilities in the immediate vicinity of the site; d. The nature of any landscaping or pedestrian design features to be developed on the site; e. The hours of operation of the proposed use and number of staff employees on shift work; f. The size and number of vehicles expected

provided that where articulated trucks are likely to visit the site, each loading space shall have a minimum depth of 18m; and e. Each loading space shall have adequate physical access to a street or service lane and the building which it is intended to serve. It shall be provided with such access drives and aisles as are necessary for the safe and convenient movement of vehicles to and from the street or service lane and for the manoeuvring of vehicles within the site. The manoeuvring space required for vehicles using each loading space shall be determined by reference to the 90 percentile two axle truck curve in the Figures in Appendix 25C: Parking, Loading and Manoeuvring Standards; and f. Loading bay	
to use the site; and g. Whether and the extent to which the proposed loading area meets the requirements of the Performance Standards in Rule 13.10.29 or the Kaipara District Council Engineering Standards 2011.	
3. In granting any application the Council may require as a Condition of Consent either that: a. The parking and/or loading spaces required be provided on other available sites in the immediate neighbourhood; or b. A cash contribution is paid to the Council for the purchase of land and/or the construction of suitable parking and/or loading facilities. Note 1: Any cash contribution required by the Council shall not exceed the value of a sufficient part of the site or building to	

			pavements shall be designed and constructed so that the maximum gradient on any area used for loading and manoeuvring shall be 6%.		accommodate the vehicles for which provision is required, and the associated cost of their construction.
13.10.29	Special Provisions	1. Land Administered by the Te Ture Whenua Maori Act 1993 a. Land administered under the Te Ture Whenua Maori Act 1993, but not identified as being within the Maori Purposes: Maori Land Zone on the District Plan Maps can be considered under Chapter 15A: Maori Purposes - Maori Land Zone, without the need for a Plan Change to rezone the land. 2. 116, 118, 120, 122, 124, 126 and 126A Gordon Road, 37 Onslow Road and 73 Awakino Road, Dargaville a. Notwithstanding the performance standards of Section	Restricted Discretionary Activity (Chase Gorge Camp Club only)	5. Chases Gorge Camp Club, Baylys a. Where an activity is not permitted by this Rule, Council has restricted its discretion over the following matters when considering and determining an application for Resource Consent: i. Where an activity cannot meet a rule specified in 13.10.29(3)(a) then the assessment criteria of the relevant Rules 13.10.1a to 13.10.29(3)(a) will apply.	

				13.10, buildings and structures on 116, 118, 120, 122, 124, 126 and 126A Gordon Road, 37 Onslow Road and 73 Awakino Road, Dargaville, being Lots 353-356 DP 859, Lots 1-2 DP 365261, Lot 2 DP 365004, Lot 1 DP 73886 and Lot 2 DP 189062, shall also comply with the following rules:
				i. Rule 12.10.28 (Electricity Transmission Corridor No Build Area: Buildings and/or Structures; and
				ii. Rule 12.10.29 (Electricity Transmission Corridor Assessment Area: Buildings and/or Structures.
				3. Chases Gorge Camp Club, Baylys — General Development

- a. Any activity on Lot 1 DP 104410, Lot 1 DP 71221, Lot 4 DP 71221, Pt Lot 1 DP 39303, Lot 2 DP 71221 is a permitted activity if it meets Rules 13.10.1a to 13.10.28; and
- b. Any activity on Lot 1 DP 104410, Lot 1 DP 71221, within the areas identified as 'Proposed Building Site' on the Chases Gorge Camp Club Development Plan (refer to Appendix 13.1) are exempt from the following rules:
 - i. Rule 13.10.3a(a) — 13.10.3a(d) Dwellings; and
 - ii. Rule 13.10.6 Height in relation to Boundary; and
 - iii. Rule 13.10.7 Setbacks; and
 - iv. Rule 13.10.13 Building Coverage; and
 - v. Rule 13.10.18 Traffic Intensity;

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- c. Any activity on Lot 1 and
DP 104410, Lot 1 DP
71221, Lot 4 DP
71221, Pt Lot 1 DP
39303, Lot 2 DP
71221 shall be
undertaken in
accordance with the
Chases Gorge Camp
Club Development
Plan (refer to
Appendix
13.1Appendix 13.1)).
- 4. Bayly Town Camp —
General Development**
- a. The four dwellings on
the lower western
portion of Lot 2 DP
73070, identified as A,
B, C, and D on
Cynthia Place, Baylys
Development Plan
(refer Appendix 13.2)
are exempt from Rule
13.10.3c provided they
are located within the
nominated building
platform shown on the
Cynthia Place
Development Plan,
and the maximum
height of the dwellings
is limited to a single
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		story building, of the same scale, character and intensity of the dwellings is the same as that existing as on 01 December 2011.	
		Note 1: If Rule 13.10.29(4) is not met, any proposal would be assessed against Rule 13.10.3c.	

13.11 Controlled Residential Subdivision

Note 1: All subdivision will require consent as either Controlled, Restricted Discretionary, Discretionary or Non-Complying Activity (see Figure 13.2)

Note 2: Awakino Precinct Subdivision is dealt with under 13.13A

Rule	Type of Subdivision	Terms for Subdivision	Matters of Control
13.11.1	General Residential Subdivision	1. Subdivision within the Residential zone is a Controlled Activity if it meets the following terms for subdivision: a. Residential Zone: i. Every proposed allotment has a minimum net site area of 600m², where a connection to reticulated wastewater infrastructure is available (excluding Network Utility Allotments); or	2. Where an activity is a Controlled Activity under this Rule, the following are the matters over which the Council reserves its Control: a. General Subdivision i. Compliance with the Performance Standards for all subdivision contained in Section 13.14; ii. That site(s) is adequately serviced and/or services on-site are managed, in particular the extent

	check the Preservation of Natural and Cultural Heritage subdivision rules; b. You are creating 3 or more additional lots and able to demonstrate that Environmental Benefits can be achieved — check the Integrated Development subdivision rules. Note 2: While excluded from the minimum allotment size, Network Utility Allotments nevertheless remain a controlled activity and shall be subject to the Matters for Control listed here. Note 3: For the avoidance of doubt, this rule does not address the actual or potential adverse effects of contaminants in soil on human health, which is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All subdivision relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed, and may require consent, under the Regulations.	■ The proposed lots including the location of building areas or site accesses are able to comply with the Land Use Performance Standards in Section 13.10; ■ Any building areas or earthworks required for building areas or site accesses will avoid or minimise impacts from natural hazards; ■ The location of proposed allotment boundaries, building areas and driveways or right of ways avoids potential conflicts between incompatible land use activities (for example, building areas close to high noise activities or higher use vehicle accesses close to
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- child care / education activities);
- The location of proposed allotment boundaries, building areas and driveways or right of ways avoids Maori heritage sites and features.
- v. That there is safe and efficient access to and from the site(s), in particular the extent to which:
 - The number and location of entrance ways along a public road does not result in adverse effects on the safe and efficient operation of the roading network;
 - Direct vehicle access to a State Highway or a regional arterial road is avoided, by using alternative access to a lower order road where

- such access exists or can be readily obtained.
- vi. The extent to which provision has been made for the exercise of Mātauranga Maori and tikanga on sites which contain mapped features or areas (see Chapter 17);
- The extent to which other instruments are required to manage or mitigate the effects of the subdivision, including:
 - Financial contributions (refer to Chapter 22: Financial Contributions);
 - Bonds or covenants, or both, to ensure performance or compliance with any conditions imposed;
 - Requirements for

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- amalgamation of land, holding parcels in same ownership, and creation or extinguishing of easements;
- Provision for Esplanade Reserves and Strips;
 - Timing of consent, including consideration to extend the duration of a Resource Consent beyond five years, under Section 125 of the Resource Management Act 1991.
- vii. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets the additional assessment criteria
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contained in
Appendix 18B.

Note 1: Where activities do not comply with the Performance Standards in Section 13.13, the specific assessment criteria for the Standard infringed contained within Section 13.13 will need to be considered. This will result in the activity being assessed as a Discretionary Activity.

Note 2: Where activities do not comply with the Performance Standards in Section 13.10 the specific assessment criteria and activity status contained within Section 13.10 will need to be considered.

Note 3: It is anticipated that Council Engineer's sign-off will be required for all subdivision design to ensure that the engineering design is undertaken in accordance with the Kaipara District Council Engineering Standards 2011. Conditions will be placed on the Consent to this effect.

Note 4: Where these matters for control are identified in other Rules, such as 13.14.1, for an activity that is a Restricted Discretionary or Discretionary Activity, these are matters over which the Council will apply its discretion.

Note 5: The above are matters on which conditions may be imposed under Section 220 of the Resource Management Act 1991.

Note 6: Administrative charges will be required to be paid to the Council, in respect of processing applications, administration, monitoring and supervision of Resource Consents, and for the carrying out of the Council's functions under Section 35 of the Resource Management Act 1991.

Note 7: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).

Note 8: 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 90metres 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
- 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.
OR				
13.11.2	Boundary Adjustment	1. Subdivision within the Residential zone is a Controlled Activity if it meets the following terms for subdivision: a. The boundaries of two or more adjacent allotments are adjusted; and b. No additional allotments will be created; and c. The net site area of any proposed allotment created by the boundary adjustment is the same as, or does not differ by more than 10% of, the net site area of that allotment as it existed prior to the boundary adjustment; and d. The minimum net site area of any proposed allotment created by the boundary adjustment is 600m² in the Residential Zone and 1,000m² in all Overlays; or 3,000m² where no connection to reticulated wastewater infrastructure is available; and e. The proposed boundary adjustment complies with	2. Where an activity is a Controlled Activity under this Rule, the following are the matters over which the Council reserves its Control: a. General Subdivision i. The matters for control listed in 13.11.1; and ii. The extent to which a proposed boundary will provide for compliance with the performance Standards in Section 13.10 in relation to the existing buildings, structures and services on site. iii. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and if applicable the extent to which the subdivision, use or development meets	

	the relevant Performance Standards in Section 13.10 and 13.14 of this Chapter. Any existing buildings or activities on the created lots comply with the Performance Standards of Section 13.10 of this Chapter; and f. The site is not within an Outstanding Natural Landscape, as identified in Map Series 2. Note 1: For the avoidance of doubt, this rule does not address the actual or potential adverse effects of contaminants in soil on human health, which is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All subdivision relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed, and may require consent, under the Regulations.	the additional assessment criteria contained in Appendix 18B. Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
OR		
13.11.3 Preservation of Natural	1. Subdivision within the Residential zone, where it is	2. Where an activity is a Controlled Activity under this

and Cultural Heritage	not in an overlay area, is a Controlled Activity if it meets the following terms for subdivision: a. Residential Zone i. Permanent physical and legal protection of the feature is achieved; and ii. The lot created for the preservation of heritage shall contain one or more of the following: • Any historic site or feature listed in Chapter 17: Historic Heritage, Schedule 17.1; or • An 'Area of Significance to Maori' listed in Chapter 17: Historic Heritage, Schedule 17.2; or • A heritage feature registered under the Historic Places Trust or site of significance to Maori identified since the date the District Plan was notified (21 October 2009); or	Rule, the following are the matters over which the Council reserves its Control: a. General Subdivision i. The matters for control listed in Rule 13.11.1; and 3. Preservation of Natural and Cultural Heritage a. The method for the continued preservation of a historic site, building or object, or archaeological site; and b. The effects of any allotment boundaries and/or identified building areas on the integrity of the heritage feature being protected; and c. Where an application is made under this provision, the following are considered affected parties in terms of Section 95E of the Resource Management Act 1991: i. For a historic site, building or object, or archaeological site, the New Zealand Historic Places Trust and the Department of Conservation; and ii. For a site of
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• A Notable Tree identified in Schedule 19.1. iii. The boundaries of the lot containing the mapped site or feature must be of a size that can fully contain and protect the feature; and iv. Where a connection to reticulated wastewater infrastructure is available, every proposed allotment has a minimum net site area of 375m² with the exception of the lot containing the mapped site or feature; and v. Where no connection to reticulated wastewater infrastructure is available, every proposed allotment has a minimum net site area of 3,000m² with the exception of the lot containing the mapped site or feature; and vi. The proposed	significance to Maori, the Iwi; and d. The application shall be accompanied by all the necessary information, to demonstrate to the Council the authenticity and significance (quality) of the feature for protection; and e. At the time of creation the Council will also require that the owner enter into a binding covenant to preserve the natural or cultural heritage feature through one of the following: i. Heritage Covenant (New Zealand Historic Places Trust); or ii. A Maori Reservation under Sections 338 and 340 of Te Ture Whenua Maori (Maori Land) Act 1993; or iii. Conservation Covenants (Conservation Act 1987). Note 1: Generally covenants for heritage features would be by way of a Heritage Covenant with the New Zealand Historic Places Trust or a conservation covenant
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with the Department of Conservation or the Council.

subdivision complies with the relevant Performance Standards in Section 13.10 and 13.14 of this Chapter; and
vii. The site is not within an Outstanding Natural Landscape, as identified in Map Series 2.

b. Overlay Areas

- i. Subdivision within the Residential zone, within an Overlay Area, is a Controlled Activity if it meets the following terms for subdivision:
 - ii. Permanent physical and legal protection of the feature is achieved; and
 - iii. The lot created for the preservation of heritage shall contain one or more of the following:
 - Any historic site or feature listed in Chapter 17: Historic Heritage, Schedule 17.1; or
 - An 'Area of

- Significance to Maori' listed in Chapter 17: Historic Heritage, Schedule 17.2; or;
- A heritage feature registered under the Historic Places Trust or site of significance to Maori identified since the date the District Plan was notified (21 October 2009); or
 - A Notable Tree identified in Schedule 19.1.
- iv. The boundaries of the lot containing the mapped site or feature must be of a size that can fully contain and protect the feature; and
- v. Where a connection to reticulated wastewater infrastructure is available, every proposed allotment has a minimum net site area of 750m² with the exception of the lot containing the

- mapped site or feature; and
- vi. Where no connection to reticulated wastewater infrastructure is available, every proposed allotment has a net site area of 3,000m² with the exception of the lot containing the mapped site or feature; and
 - vii. The proposed subdivision complies with the relevant Performance Standards in Section 13.10 and 13.14 of this Chapter.

Note 1: For the avoidance of doubt, this rule does not address the actual or potential adverse effects of contaminants in soil on human health, which is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All subdivision relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the

		Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed, and may require consent, under the Regulations.	
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13.12 Restricted Discretionary Residential Subdivision

Note 1: Awakino Precinct is dealt with under 13.13A

Note 2: Cove Road North Precinct - Northern Sub-precinct is dealt with under 13.13B

Rule	Parameter	Terms for Subdivision	Matters for Discretion
13.12.1	Integrated Development (for up to 10 lots)	1. Provided that 10 or fewer lots are being created, an Integrated Development Subdivision is a Restricted Discretionary Activity where it complies with the following: a. Where a connection to reticulated wastewater infrastructure is available, the number of total lots obtainable shall be an average of at least 1 lot per 500m² of the parent title in the Residential Zone, with a minimum net site area of 375m²; per lot; or b. Where a connection to reticulated wastewater infrastructure is not available, the number of total lots obtainable shall be an average of at least 1 lot per 3,000m² of the parent title in the Residential Zone,	4. Where an activity is a Restricted Discretionary Activity under this Rule, Council will restrict its discretionary over the following matters when considering and determining an application for Resource Consent: a. General Subdivision i. The matters for control listed in Rule 13.11.1; ii. In respect of the site(s) design and location, the extent to which: - The subdivision is in accordance with relevant Council adopted Design Guidelines; - The subdivision is in accordance with any relevant

with a minimum net site area of 2,000m²; per lot; or

- c. Where a connection to reticulated wastewater infrastructure is not available, but a private wastewater system is proposed to be established to serve all lots within the subdivision, the number of total lots obtainable shall be an average of at least 1 lot per 500m² of the parent title (excluding area required for wastewater or access lots) in the Residential Zone, with a minimum net site area of 375m²; per lot; and
- d. The site is not within an Outstanding Natural Landscape, as identified in Map Series 2.

OR

2. All Overlays

- a. Where a connection to reticulated wastewater infrastructure is available, the number of total lots obtainable shall be an average of at least one lot per 900m² of the parent title in an Overlay Area, with a minimum net site area of 750m²; per lot; or
- b. Where a connection to

adopted Structure Plans or Policy Guidance i.e. Mangawhai

Structure Plan and Reserves and Open Space Strategy; and

- The subdivision meets the Objectives of the Plan, particularly those of Chapter 3, Chapter 13 and, if the subdivision is in an Overlay area Chapter 4.

5. Integrated Development

Council will have regard to the following additional matters for discretion when assessing an application for Consent under this rule:

- a. **In respect of the subdivision design and location, the extent to which:**
- Residents have convenient access to public parks, open space and community facilities;
 - Any open spaces provided as part of

		reticulated wastewater infrastructure is not available, the number of total lots obtainable shall be an average of at least one lot per 3,000m ² of the parent title in an Overlay Area, with a minimum net site area of 2,000m ² ; per lot; or	
		c. Where a connection to reticulated wastewater infrastructure is not available, but a private wastewater system is proposed to be established to serve all lots within the subdivision, the number of total lots obtainable shall be an average of at least one lot per 900m² of the parent title (excluding area required for wastewater or access lots) in the Residential Zone, with a minimum net site area of 750m²; per lot; and d. The site is not within an Outstanding Natural Landscape, as identified in Map Series 2.	
		AND	
		3. For all Integrated Development subdivision the following terms of subdivision must be met:	the subdivision provide for a variety of recreational uses; iii. The subdivision reinforces existing local focal points (such as a local store, community facility or similar) ensuring that residents are within walking distance of a range of amenities where available, or proposed; iv. The subdivision integrates with surrounding neighbourhoods, through the roading and open space networks and encourages pedestrian and cycle activity around convenient accesses and routes; v. It responds to site characteristics, the surrounding environment, notable features and views (to contribute to the local identity of the Kaipara District);

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| <p>a. The application must include the information required by Appendix 25B; and</p> <p>b. Only one Consent in terms of an Integrated Development may be granted in respect of a site or any specified portion of a site and the averaging provisions contained within this rule can be used only once for each specified portion of the site; and</p> <p>c. The development bonuses available under Rule 13.11 will not be available as part of the process of obtaining such a Consent; and</p> <p>d. The proposed subdivision complies with the relevant Performance Standards in Section 13.10 and 13.14 of this Chapter; and</p> <p>e. The proposed subdivision results in the creation of 3 or more additional lots; and</p> <p>f. Environmental benefits can be provided and are shown in the Draft Integrated Development Management Plan; and</p> <p>g. That a 'no subdivision covenant' is registered on the lots of an Integrated</p> | <p>vi. It provides a variety of lot sizes and other compatible uses to encourage a diverse community (compatible uses could include child care / education activities, aged-care facilities and/or local store retail);</p> <p>vii. Revegetation using eco-sourcing of native plants is proposed as part of the development.</p> <p>b. In respect of the Environmental Benefits proposed, the extent to which the development:</p> <p>i. Incorporates measures to provide new and enhance existing opportunities for public access to the Coastal Marine Area, lakes, rivers and the existing reserve network;</p> <p>ii. Maintains and/or enhances historic or cultural patterns or heritage features identified in Appendix</p> |
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- 17.1 and 17.2:
iii. Provides for the creation of green networks — pedestrian and as appropriate cycle routes; and
iv. Maintains and/or enhances ecological features in accordance with the policies of Chapter 6.

Development subdivision, and is to be worded such that any owners of the lots will not make a future application to the District Council for subdivision to create additional residential lots; and
h. The site is not within an Outstanding Natural Landscape, as identified in Map Series 2.

Note 1: Any further subdivision of any lot contained within an approved Integrated Development Plan shall be a non-complying activity.

Note 2: This type of subdivision allows for flexibility in the amount of Environmental Benefit and is assessed based on a case by case basis. If environmental benefit cannot be demonstrated then resource consent under this rule may not be granted.

Note 3: The purposes of 13.12.1(3)(g) is to ensure that no further subdivision occurs on the lots created by an integrated development subdivision. Any future application to cancel this notice, particularly in the event that the zone of the land changes to enable more intense subdivision than the Rules allowed when the original consent was granted (e.g.

	Residential), will take into account the purpose for which the consent notice was first applied and whether such restrictions are still necessary given the planning (subdivision) regime now in place.	
	Note 4: For the avoidance of doubt, this rule does not address the actual or potential adverse effects of contaminants in soil on human health, which is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All subdivision relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed, and may require consent, under the Regulations.	

13.13 Discretionary Residential Subdivision

Note 1: Awakino Precinct is dealt with under 13.13A

Note 2: Cove Road North Precinct - Northern Sub-precinct is dealt with under 13.13B

Rule	Type of Subdivision	Terms for Subdivision	Matters for Discretion
13.13.1	Integrated Development (for more than 10	1. If more than 10 lots are being created, Integrated Development subdivision is a Discretionary Activity where it	3. Where an activity is not permitted by this Rule, Council will have regard to the following matters when

lots)	complies with the following: a. Residential (excluding overlay areas) i. Where a connection to reticulated wastewater infrastructure is available, the number of total lots obtainable shall be an average of at least 1 lot per 500m² of the parent title in the Residential Zone, with a minimum net site area of 375m²; per lot; or ii. Where a connection to reticulated wastewater infrastructure is not available, the number of total lots obtainable shall be an average of at least 1 lot per 3,000m² of the parent title in the Residential Zone, with a minimum net site area of 2,000m²; per lot; or iii. Where a connection to reticulated wastewater infrastructure is not	considering an application for Resource Consent: a. General Subdivision i. The matters for control listed in Rule 13.11.1; ii. In respect of the site(s) design and location, the extent to which: • The subdivision is in accordance with relevant Council adopted Design Guidelines; • The subdivision is in accordance with any relevant adopted Structure Plans or Policy Guidance i.e. Mangawhai Structure Plan and Reserves and Open Space Strategy; • The subdivision meets the Objectives of the Plan, particularly those of Chapter 13 and, if the subdivision is in an Overlay area, Chapter 4.
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available, but a private wastewater system is proposed to be established to serve all lots within the subdivision, the number of total lots obtainable shall be an average of at least 1 lot per 500m² of the parent title (excluding area required for wastewater or access lots) in the Residential Zone, with a minimum net site area of 375m²; per lot; and

iv. The proposed allotment is not within an Outstanding Natural Landscape, as identified in Map Series 2.

OR

2. All Overlays

- a. Where a connection to reticulated wastewater infrastructure is available, the number of total lots obtainable shall be an average of at least one lot per 900m² of the parent title

b. Integrated Development

Council will have regard to the following additional matters for discretion when assessing an application for Consent under this rule:

i. In respect of the subdivision design and location, the extent to which:

- There is a range of lot sizes and their configuration maintains the natural character of the coastal environment and the residential amenity values and responds appropriately to the mapped natural environments, natural hazards and site specific features;
- The subdivision integrates with surrounding neighbourhoods, through the roading and open space networks

AND

3. For all Integrated Development subdivision the following terms of subdivision must be met:

- a. The application must include the information required by Appendix 25B; and
- b. Only one Consent in terms of an Integrated Development may be granted in respect of a site or any specified portion of a site or any specified portion of a site and the averaging provisions contained within this rule can be used only once for each specified portion of the site; and
- c. The development bonuses available under Rule 13.11 will not be available as part of the process of obtaining such a Consent; and
- d. The proposed subdivision complies with the relevant Performance Standards in Section 13.10 and 13.14 of this Chapter; and
- e. Environmental benefits can be provided and are shown in the Draft Integrated Development Management Plan; and
- f. That a 'no subdivision

a diverse community (compatible uses could include child care / education activities, aged-care facilities and/or local store retail);

- The proposed street network provides accessibility and choice in the local movement network, reducing travel distances;
- Residents have convenient access to public parks, open space and community facilities;
- Revegetation using eco-sourcing of native plants is proposed as part of the development;
- The change in land use promotes sustainable management of natural and physical

	covenant' is registered on the lots of an Integrated Development subdivision, and is to be worded such that any owners of the lots will not make a future application to the District Council for subdivision to create additional residential lots; and g. The proposed allotment is not within an Outstanding Natural Landscape, as identified in Map Series 2. Note 1: Any further subdivision of any lot contained within an approved Integrated Development Plan shall be a non-complying activity. Note 2: This type of subdivision allows for flexibility and is assessed based on a case by case basis. If environmental benefit cannot be demonstrated then resource consent under this rule may not be granted. Note 3: The purpose of 13.12.1(3)(f) is to ensure that no further subdivision occurs on the lots created by an integrated development subdivision. Any future application to cancel this notice, particularly in the event that the zone of the land changes to enable more intense subdivision than the Rules allowed when	resources. ii. In respect of the Environmental Benefits proposed, the extent to which the development: • Provides open spaces as part of the subdivision that provide for a variety of recreational uses; • Incorporates low impact environmental design through the development; • Protects and enhances ecological and heritage features to add to the value and uniqueness of the subdivision; • Provides for the creation of a connected roading network incorporating green networks that incorporate pedestrian and cycle routes.
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		the original consent was granted, will take into account the purpose for which the consent notice was first applied and whether such restrictions are still necessary given the planning (subdivision) regime now in place. Note 4: For the avoidance of doubt, this rule does not address the actual or potential adverse effects of contaminants in soil on human health, which is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All subdivision relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed, and may require consent, under the Regulations.	
13.13.2	Subdivision of a site within an Outstanding Natural Landscape	1. Subdivision within the Residential Zone which otherwise meets the Terms of Subdivision of Rules 13.11 or 13.12 but does not provide for the permanent physical and legal protection of Outstanding Natural Landscapes as stated in Rule 13.12.1 is a Discretionary Activity.	2. Where an activity is a Discretionary Activity under this Rule, Council will consider consent at its discretion including (but not limited to) consideration of the following matters, when considering and determining an application for Resource Consent: a. General Subdivision i. The matters for

		Note 1: For the avoidance of doubt, this rule does not address the actual or potential adverse effects of contaminants in soil on human health, which is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All subdivision relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed, and may require consent, under the Regulations.	control listed under Rule 13.11.1; and ii. The extent to which the proposal will affect the values of any Outstanding Natural Landscape identified in Map Series 2 and the extent to which the subdivision, use or development meets the additional assessment criteria contained in Appendix 18B. Note 1: A description of the landscape features is provided in Appendix 18A. The values associated with the Outstanding Natural Landscapes are described in the Kaipara District Landscape Technical Report (2010).
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13.13A Awakino Precinct Subdivision

Rule	Type of Subdivision	Terms for Subdivision	Matters for Discretion
13.13A.1	Awakino Precinct General Rules	1. Any subdivision within Awakino Precinct is not subject to Residential Zone Rules 13.11.1 — 3, 13.12.1, 13.13.1 and 13.13.2. 2. Any subdivision within the	4. Council will restrict its discretionary over the following matters when considering and determining an application for Resource Consent under Rule 13.13A: a. The extent to which the

- 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). n. Avoidance or mitigation of natural or man-made hazards. Note 1: 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 90metres of an identified building platform on each lot; and
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			b. Existing or likely to be available at a time of development of the lot; and 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.	
13.13A.2Awakino Precinct Subdivision Design Rules	1. Every allotment has a minimum net site area of 450m² and an average net site area of 600m², and 2. Where every allotment has an area of 450m² exclusive of vested assets, shared access and land located within Sub-Area A as identified Awakino Precinct Plan. 3. A connection to public reticulated wastewater infrastructure is available, or a private wastewater system is proposed to be established to serve all proposed allotments. 4. Every urban block has: a. A maximum length of 250m. b. A maximum perimeter (bounded by roads) of 750m. 5. Any application under Rule		b. Existing or likely to be available at a time of development of the lot; and 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.	
			7. Council will restrict its discretionary over the following matters when considering and determining an application for Resource Consent under Rule 13.13A: 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	

13.13A.2 shall comply with the following information requirement.

6. Earthworks — Details of any excavation and fill associated with the subdivision, including erosion and sediment control measures in accordance with best practice.

Note 1: Within the Awakino Precinct, good management practice for erosion and sediment control measures is equivalent to those set out in the guideline document, 2016/05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region. Incorporating amendment 2, 2020.

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). n. Avoidance or mitigation of natural or man-made hazards. Note 1: 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 90metres 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 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.
13.13A.3Awakino Precinct Open Space Rules	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	5. Council will restrict its discretionary over the following matters when considering and determining an application for Resource Consent under Rule 13.13A: a. Whether the subdivision creates lots adjoining public open space (including recreation reserves and	

		area. b. Be located in general accordance with the indicative neighbourhood park Awakino Precinct Plan. c. Include flat open spaces suitable for a range of informal recreational activities. 2. Rule 13.13A.3.1 shall not apply where a neighbourhood park has been legally established within the Awakino Precinct. 3. Any application under Rule 13.13A.3.1 shall comply with the following information requirement: a. The neighbourhood park shall be supported by a plan confirming the park is suitably located, sized and provides for a range of recreational opportunities. 4. The neighbourhood park shall be supported by a plan confirming the park is suitably located, sized and provides for a range of recreational opportunities.	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.
13.13A.4	Awakino Precinct	1. Any subdivision within the Awakino Precinct shall	5. Council will restrict its discretionary over the following

Road Layout Rules	construct and establish a loop road, (to vest as public road) in accordance with the Awakino Precinct Primary Loop Road Street Cross-Section located in general accordance with the indicative Primary Loop Road shown on the Awakino Precinct Plan; or 2. 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: a. Construct and establish any part of the indicative Primary Loop Road and within the site boundary in general accordance with the indicative Primary Loop Road shown on the Awakino Precinct Plan; b. 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 c. Be constructed in accordance with the Awakino Precinct primary loop road street cross-	matters when considering and determining an application for Resource Consent under Rule 13.13A: 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. 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.
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- section.
3. Any subdivision within the Awakino Precinct shall 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:

a. 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

b. The Green Amenity Street shall be established in accordance with the Awakino Precinct Green Amenity Street cross-section.

c. Any application under Rule 13.13A.4 shall comply with the following information requirement:

4. Any application under Rule 13.13A.4 shall comply with the following information requirement:

a. The road layout is supported by an Urban

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- 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 must 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 operation of access points for all users and safe and efficient pedestrian and cycle connections and crossings.	
13.13A.5Awakino Precinct Awakino Road Upgrade Rules	1. 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 2. 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	8. Council will restrict its discretionary over the following matters when considering and determining an application for Resource Consent under Rule 13.13A: 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	

- 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
 - 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.

g. Where there is no existing and physically established footpath, a 1.8 metre wide footpath on the eastern side of Awakino Road.

5. The Rules 13.13A.5.1 - 3 shall not apply if works have already been consented and constructed.

6. 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 Rule 13.13A.5, 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).

7. 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. b. A Safe System Approach Assessment of the intersection.	
13.13A.6	Awakino Precinct Ecological Enhancement Rules	1. Any subdivision within the Awakino Precinct where the site contains an natural wetland, river or indigenous vegetation shown on the Awakino Precinct Plan shall legally protect in perpetuity and manage on an on-going basis the ecological feature in accordance with an Ecological Enhancement and Management Plan. 2. Any application under Rule 13.13A.6.1 shall comply with the following information requirement: a. An Ecological and Wetland Assessment and Ecological Management Plan shall be prepared to ensure that existing natural wetland, river or indigenous vegetation and ecological values on site are	3. Council will restrict its discretionary over the following matters when considering and determining an application for Resource Consent under Rule 13.13A: 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

		appropriately enhanced as a part of site development. Any Ecological and Wetland Assessment shall consider requirements under the NPS-IB (2023).	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.
13.13A.7	Awakino Precinct Archaeological Site Rule	1. Any subdivision within the Awakino Precinct where the site contains an indicative archaeological site shown on the Awakino Precinct Plan shall legally protect in perpetuity all land within 20m of the feature.	2. Council will restrict its discretionary over the following matters when considering and determining an application for Resource Consent under Rule 13.13A: a. Effects on cultural and heritage values (as defined in Chapter 17), including any consultation undertaken with Tangata Whenua as appropriate.
13.13A.8	Awakino	1. Any subdivision within the	2. Council will restrict its

Precinct Noise and Odour Rules	Awakino Precinct where the site boundary adjoins the Designation D34 Dargaville Landfill shall establish and provide for on-going maintenance of a noise barrier where: - The noise barrier is located in accordance with the Awakino Precinct Noise Plan. - The noise barrier is a total of 2.5 metres finished height above ground level at the adjacent boundary. - The noise barrier is comprised of either: - An earth bund; or - An acoustic fence; or - A combination of a base earth bund and acoustic fence. - The design and construction of the noise barrier shall: - 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 - Be certified by a suitably qualified	discretionary over the following matters when considering and determining an application for Resource Consent under Rule 13.13A: - 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 D34 (Dargaville Landfill) and within Noise Area A and 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 D34 (Dargaville Landfill).
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		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 Rules 13.10.6 and 13.10.7.	
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13.13B Cove Road North Precinct Subdivision

13.13B.1 Cove Road North Precinct Subdivision	1. General Rules: Subdivision within the Cove Road North Precinct: a. Is not subject to Residential Zone Rules 13.11.1 to 13.11.3, 13.12.1, 13.13.1 and 13.13.2. b. Is subject to Rule 13.13B.1.2. c. Must comply with the relevant Performance Standards in Section 13.14. 2. Subdivision Design Rules: Any subdivision within the Cove Road North Precinct:	5. Council will restrict its discretion over the following matters when considering and determining an application for Resource Consent under Rules 13.13B.1.2. and 13.13B.1.3.: 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. 6. Subdivision Design: a. The design, size, shape, gradient and location of any
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a. Is a restricted discretionary activity where: i. Every allotment has a minimum net site area of 600m² except where the proposed allotment is located within the Northern Sub-precinct Area as shown on Precinct Plan 1; or ii. Every proposed allotment within the Northern Sub-precinct Area as shown on Precinct Plan 1 has a minimum net site area of 1000m²; and iii. Rules 13.13B.1.2.i. and 13.13B.1.2.ii. shall not apply to the subdivision of dwellings that have an approved land use consent under Rule 13.10.3.a. provided that the boundaries of the proposed allotments shall result in compliance with Rule 13.10.7.4., 13.10.11.1., 13.10.12.1.,	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 holders 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
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13.10.12.3. and 13.10.12.4. and 13.10.13.1. unless otherwise approved by the land use consent.	which appropriate mechanisms are provided to ensure that all infrastructure management and maintenance requirements are sustainable.
3. Ecological Enhancement Rules: a. Any subdivision within the Cove Road North Precinct is a restricted discretionary activity where the site contains an ecological feature including indigenous terrestrial or aquatic habitats shall legally protect any indigenous habitats on site in perpetuity and manage the ecological feature on an on-going basis in accordance with an approved Ecological Enhancement and Management Plan. b. Any subdivision in accordance with Rule 13.13B.1.3. shall provide: i. A detailed Ecological Assessment prepared by a suitable qualified ecologist identifying and delineating all natural features contained within the	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

		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; and	infrastructure, and how any adverse effects on existing infrastructure are managed.
		ii. An Ecological Enhancement and Management Plan designed to ensure that all ecological features are appropriately enhanced as part of site development works.	j. The protection of land within the proposed allotments to allow access and linkages to adjacent allotments for future infrastructure.
		iii. 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	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).
			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-

	under NPSFM (2020) are located within a 100m setback from the proposed site development works. 4. Activity Status Rule: a. Any subdivision that does not comply with the standards of Rules 13.13B.1.2. and 13.13B.1.3. shall be a discretionary activity. Note 1: For the avoidance of doubt, this rule does not address the actual or potential adverse effects of contaminants in soil on human health, which is covered by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. All subdivision relating to land that is contaminated or potentially contaminated, because of its past, present or likely use of the land for an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL), is required to be assessed, and may require consent, under the Regulations. 1.	wide rules. Note 1: For the 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: 1. Within 90 metres of an identified building platform on each lot; and 2. Existing or likely to be available at a time of development of the lot; and 3. Accessible and available all year round; and 4. May be comprised of water tanks, permanent natural waterbodies, dams, swimming pools, whether located on or off the lot. 7. 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 streams or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse
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- 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 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. Whether there is a need to control the keeping of cats and dogs to protect native wildlife.
- 8. 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
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		adverse effect landscape effect of development.
		9. Neighbourhood Park a. 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. b. The extent to which an alternative communal open space is created to adequately service the needs of the development, in a manner that encourages active recreation opportunities.
		10. Sediment Control a. The extent to which onsite and/or public network sediment control and detention systems protect the environment including the Mangawhai Estuary from sediments generated from the activity during and after construction stages including consent holder

13.14 Performance Standards for All Residential Subdivision

Rule	Parameter	Residential Permitted Activity Performance Standard	Activity Status if the Activity does not meet the Performance Standard	Assessment Criteria
13.14.1	Suitable Building Area	1. Every allotment of less than 4ha on a subdivision: a. Contains a geotechnically stable building area of at least 150m² (10m depth required) with a practicable access on which a dwelling can be built so that there is compliance as a Permitted Activity with the relevant performance Standards in Section 13.10 of this District Plan. Note 1: Council may require	Discretionary Activity	2. Council will have regard to the following matters when considering an application for Resource Consent under this Rule: a. Whether and the extent to which earthworks required for the creation of the suitable building platform can be minimised; b. Whether and the extent to which sufficient provision for parking, loading, manoeuvring and access can be provided;

			geotechnical and engineering assessment to confirm that a stable building area is provided.	

				c. Whether the subdivision will initiate or exacerbate natural hazards, through earthworks or access provision, or result in building areas being subject to natural hazards;
				d. Whether and the extent to which the location of building areas avoids potential conflicts between incompatible land use activities, including the avoidance of reverse sensitivity effects;
				e. Whether and the extent to which the location of building areas avoids Maori heritage sites and features; and
				f. Where a site is within an area known to be subject to instability or flood hazard the application for subdivision will be required to be accompanied by an engineering assessment.

				Note 1: General assessment of the Kaipara District Council Engineering Standards 2011 is undertaken as part of the assessment of the subdivision Resource Consent application and conditions relating to compliance with any of these Standards may be applied to the Consent as part of the Engineering approval.
13.14.2	Road, Private Way Formation and Property Access	1. The design and layout of the subdivision provides for, and takes into account: a. Property Access: i. Every allotment within the subdivision is capable of having vehicular access to a road; ii. Property access is formed where it is shared by two or more allotments; iii. Vehicle access and driveways comply with Rule 13.10.25; iv. No more than seven allotments are served by a	Residential Zone = Discretionary Activity Cove Road North Precinct = Restricted Discretionary	5. Council will have regard to the following matters when considering an application for resource consent within the residential zone under this rule: a. Whether and the extent to which the road or private way follows the alignment of indicative roads; b. Whether and the extent to which there is a need for forming or upgrading roads in the vicinity, due to increased traffic from the subdivision; c. Whether and the extent to which there is the need for traffic control measures on the roads due to increased traffic from

	services.; and	
viii.	Excluding the Cove Road	
	North Precinct, for new vehicle crossings on to State	
	Highways, all NZ Transport Agency engineering requirements have been satisfied.	

adjoining properties;

l. Any foreseeable future changes in traffic patterns in the area (including future congestion);

m. The provision made to mitigate the effects of stormwater runoff and any impact on roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties;

n. Whether and the extent to which the road, private way or property access complies with the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer;

o. Where a new access is being provided or an existing access onto a State Highway modified, or on sites that have access over a railway line, whether the consent of the NZ

viii.

Excluding the Cove Road

North Precinct, for new vehicle crossings on to State

Highways, all NZ Transport Agency engineering requirements have been satisfied.

be by public road vested with Council; with Council; construction shall be to the satisfaction of Council's Asset Manager (in accordance with the Standards in Kaipara District Council Engineering Standards 2011); and ii. A cul-de-sac shall be provided at the end of any no-exit public road. Use and construction of unformed legal roads is to the satisfaction of Council's Asset Manager (in accordance with the Standards in Kaipara District Council Engineering	Transport Agency and/or New Zealand Railways Corporation is obtained. p. Within the Awakino Precinct, 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. q. Within the Awakino Precinct, 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. r. Within the Awakino Precinct, whether parks will be accessible to
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Standards 2011). 3. Awakino Precinct Road, Private Way, Cycle Way and Property Access Formation a. Road vesting in accordance with the following requirements: i. Driveways serving eight or more allotments shall be by public road vested with Council; ii. Roads and Private Ways shall be designed and constructed in accordance with the Kaipara District Council Engineering Standards 2011, except as they relate to the following: • The legal and construction	pedestrians and cyclists and located to integrate with riparian margins and the Green Road where possible. s. Within the Awakino Precinct, 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. t. Excluding the Cove Road North Precinct, where a new access is being provided or an existing access onto a State Highway modified, or on sites that have access over a railway line, whether the consent of the NZ Transport Agency and/or New Zealand Railways Corporation is obtained. 6. Council will restrict its discretion to the following
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per 4 dwellings for all other roads.

4. Cove Road North Precinct Road, Private Way, Cycle Way and Property Access Formation

- a. Road vesting in accordance with the following requirements:
 - i. Driveways serving eight or more allotments shall be by public road vested with Council;
 - ii. Design and construction shall be in accordance with the Standards in Kaipara District Council Engineering Standards 2011; and
 - iii. A cul-de-sac shall be provided at the end of any no-

consent as part of the engineering approval.

			exit public road. b. Use and construction of unformed legal roads in accordance with the Standards in Kaipara District Council Engineering Standards 2011. c. No new road or Private Way 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.		
13.14.3	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.	Residential Zone = Discretionary Activity Cove Road North Precinct = Restricted Discretionary	2. Council will have regard to the following matters when considering an application for Resource Consent under this Rule: Council will restrict its discretion over the following matters when considering and determining an application for Resource Consent within the Cove Road North Precinct: a. Whether and the extent to which the subdivision is located	

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- close to existing residential settlements and avoids the need for provision of new or increased capacity of Council owned infrastructure and services to meet the needs of the development;
- b. Whether and the extent to which the subdivision and development avoids cumulative effects on the environment and on the provision of infrastructure and services to the land being subdivided, and to nearby land that might be subdivided in the future;
- c. Whether bonds or covenants, or both, are required to ensure performance or compliance with any conditions imposed;
- d. Whether there is the need for land to be set aside and vested in the Council as a site for any public utility
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for resource consent under this rule within the Cove Road North Precinct:

- 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.
- 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.

Note 1

General assessment the Kaipara District Council Engineering Standards 2011 is undertaken as part of the assessment of the

				Subdivision Resource Consent application and conditions relating to compliance with any of these Standards may be applied to the consent as part of the Engineering Approval.
13.14.4 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; and 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	Discretionary Activity	3. Council will have regard to the following matters when considering an application for Resource Consent under this Rule: a. Whether and the extent to which an adequate supply of water can be provided to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary; b. Whether and the extent to which there is an adequate standard of water supply installed in the subdivision, and the adequacy of existing supply systems outside the subdivision; c. Whether and the

of the Building Act.

- 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;
- d. Whether and the extent to which the existing water supply systems to which the connection will be made, have sufficient capacity to service the subdivision;
- e. Whether and the extent to which it may be necessary to provide new reservoirs, pumping stations and rising mains, or increased pipe sizes leading to the subdivision in existing streets, or providing new wells and new pumping units;
- f. Whether and the extent to which the subdivision and development avoids cumulative effects on the environment and

- on the provision of infrastructure and services to the land being subdivided, and to nearby land that might be subdivided in the future;
- g. Whether there is the need for land to be set aside and vested in the Council as a site for any public water supply utility required to be provided;
 - h. Whether there is the provision of practical vehicular access from a public road to and along any area vested with Council for water supply purposes;
 - i. The need for and amount of any financial contributions in accordance with Part D: Chapter 22 Financial Contributions to achieve the above matters; and
 - j. Whether and to the extent that the human drinking water supplied meets the requirements under

				Clause 12 of the Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007. Note 1: General assessment of the Kaipara District Council Engineering Standards 2011 is undertaken as part of the assessment of the subdivision Resource Consent application and conditions relating to compliance with any of these Standards may be applied to the consent as part of the Engineering Approval.
13.14.4a Water Supply within Cove Road North Precinct		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; and b. All allotments are provided, within their net site area, with a connection to the Council water supply;	Restricted Discretionary Activity	3. Council will have regard to the following matters when considering an application for Resource Consent under this Rule: 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

		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 Table 1 below.			
Table 1:					
Roof Catchment ¹ (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

| the Kaipara District Council Engineering Standards 2011 or has been confirmed as appropriate by Council's Engineer. | | c. Sufficient firefighting water supply is available. | | **Note 1:** 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 90metres 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 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. | |

13.14.5 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 surfaces, in such a way as to avoid any adverse effects of stormwater runoff on the receiving environment in accordance with the Kaipara District Council Engineering Standards 2011. 3. Awakino Precinct Stormwater Management a. All allotments are provided with the means for the	Discretionary Activity	4. Council will have regard to the following matters when considering an application for Resource Consent under this Rule: 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 measures are necessary in order to give effect to any drainage or Catchment Integrated Development that has been prepared for the area; e. Whether and the extent to which
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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: 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	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; h. Whether there is a need for land to be set aside and vested in the Council as a site for any public utility required to be provided. i. Whether there is provision of practical vehicular access from
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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 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 5: Good management practice for stormwater management is	Northland Regional Council for the activity. n. Within the Awakino Precinct: i. The extent to which run-off from a developed catchment is discharged back into its natural catchment. ii. The applicability of retention to be provided within a 72-hour period. iii. The extent to which inert building materials are to be utilised (e.g., inert roof material). 5. Awakino Precinct Information Requirement a. Any application shall be supported by a detailed stormwater assessment report and stormwater management plan
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equivalent to those set out in the guideline document, Stormwater Management Devices in the Auckland Region (GD01).

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. iv. Conveyance and discharge of primary and secondary flow in accordance with the Kaipara District Council Engineering Standards 2011.
13.14.5aStormwater Disposal within Cove Road North Precinct	1. Where available all allotments are provided, within their net site area, with: a. A connection to a Council-maintained stormwater system; or	Restricted Discretionary Activity	3. Council will have regard to the following matters when considering an application for Resource Consent under this Rule: a. Whether there is sufficient control of water-borne	

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 surfaces, in such a way as 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-

- 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 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

downstream flooding. v) Treatment of the Water Quality Volume (WQV) or Water Quality Flow (WQF) from contaminant generating impermeable surfaces. v. 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	flows downstream are avoided or mitigated.
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		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 equivalent to those set 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.		
13.14.6 Wastewater Disposal	1. Where a Council reticulated wastewater system is available: a. The written approval of Council's Asset Manager is obtained	Residential Zone = Discretionary Activity	4. Council will have regard to the following matters when considering an application for Resource Consent under this Rule:	

		and provided with the application to confirm that the Council 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. The reticulated wastewater system is designed and constructed in accordance with the specific requirements of the Council wastewater system; and		
		d. All water pipelines vested with Council shall be protected by an Easement in favour of Council.		
		2. Where a community wastewater system is proposed, the system shall be designed in accordance with AS/NZS1547:2008 "Onsite		
	Cove Road North Precinct = Restricted Discretionary Activity	Council will restrict its discretion over the following matters when considering and determining an application for Resource Consent within the Cove Road North Precinct: 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 2,000m² for un-serviced sites; c. 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; d. Whether the existing		

Wastewater Management Standards”	
3. Where no Council system is available, all allotments are provided, within their net site area, with:	
a. 1,500m² 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; and	
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	wastewater treatment and disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision; e. 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; f. Where a reticulated system is not available, or a connection is impracticable, whether a suitable wastewater treatment or other disposal system is

- system, together with any consent notices to ensure compliance;
- i. The need for and extent of any financial contributions in accordance with Chapter 22: Financial Contributions to achieve the above matters;
- j. 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;
- k. The provision of practical vehicular access from a public road to and along any area vested with Council for waste water purposes; and
- l. Whether the subdivision represents the best practicable option in respect of the provision that is made for the disposal of wastewater.

				Note 1: General assessment of the Kaipara District Council Engineering Standards 2011 is undertaken as part of the assessment of the Subdivision Resource Consent application and conditions relating to compliance with any of these Standards may be applied to the Consent as part of the engineering approval.
13.14.7	Energy Supply	1. All allotments are provided with: a. A connection to a reticulated electrical supply system at the boundary of the net site area.	Discretionary Activity	2. Council will have regard to the following matters when considering an application for Resource Consent under this Rule: b. Whether the proposed reticulation system to be installed by the subdivider will have adequate capacity for the likely development; c. Where a gas supply is proposed, whether the gas network operator is responsible for the installation of all pipelines and their future maintenance; d. Whether undergrounding of infrastructure has been undertaken; e. Whether there is a need for a local

		is within any Overlay, all new lines including service leads / lines / connections shall be underground or wireless.		roads or formed rights of way, whether an extended reticulation system will be installed (at the subdivider's cost) b. Whether the proposed reticulation system will have potential adverse effects on amenity values; and c. The ability for the allotments to be provided with alternate phone coverage (e.g. mobile phone coverage). Note 1: Upgrading or cost sharing will be solely a matter for the network utility operator. Note 2: General assessment of the Kaipara District Council Engineering Standards 2011 is undertaken as part of the assessment of the Subdivision Resource Consent application and conditions relating to compliance with any of these Standards may be applied to the consent as part of the engineering approval.
13.14.9	Esplanade Management for Lots	1. Where an allotment of less than 4ha is created on subdivision of land which	Discretionary Activity	2. Council will have regard to the following matters when considering an

Less Than 4ha	adjoins the sea, rivers over 3m in width or lakes over 8ha in area, an esplanade reserve or strip of 20m in width shall be set aside, except where: - The subdivision involves only a minor boundary adjustment and no additional building sites will be created; and - The proposed subdivision activity arises solely due to land being acquired for any road designation or a site to be created only for a network utility. Note 1: No esplanade reserve or strip shall be required where a lot is associated with the provision of a utility service	application for Resource Consent under this Rule to reduce or waive the requirement for an esplanade reserve or strip: - The topography of the land concerned including a plan showing contours where appropriate; - The present use of the land and the location of any structures on or adjacent to the required esplanade reserve or strip; - The conservation values of the land and adjacent waterbody including a description of the vegetation and associated wildlife present; - The public access values of the land and presence or otherwise of esplanade or other reserves in the immediate vicinity; - The liability of the land to erosion, flooding and other natural hazards; - The water quality enhancement values
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- of the land and associated vegetation cover;
- g. The estimated costs associated with surveying any esplanade reserve in relation to the total estimated cost of the subdivision where relevant;
- h. Whether a waiver or reduction will ensure the security of private property and the safety of people;
- i. Where the purposes of an esplanade reserve or strip can be equally or better achieved by an alternative means, such as:
- i. a land improvement agreement with individual landowners (these may be used for protection of aquatic habitat, water quality and hazard mitigation);
 - ii. a Conservation

Covenant under the Reserves Act or QEII Trust Act (these may be used for protection of natural character, landscape values, and habitats on margins of a waterbody);	iii. a Condition of Consent requiring fencing, planting or other works related to riparian protection and enhancement;
	j. Where waahi tapu or other culturally significant sites are present and creation of an Esplanade Reserve or Strip and associated public access would be inappropriate; and
	k. The nature of any special conditions or

restrictions proposed for any esplanade strip including those relating to periodic closure as provided for in the Tenth Schedule of the Resource Management Act 1991.

3. Council will have regard to the following matters when considering an application for Resource Consent to replace the requirement to create an esplanade reserve with an esplanade strip:

- a. Where the land is extremely steep, substantially in bush or other dense vegetation and where the provision of an esplanade reserve would involve a difficult or extensive survey in relation to the purpose of the subdivision;
- b. Where unrestricted public access could adversely affect conservation management programmes;

				c. Where the margins are affected by erosion, inundation or other natural hazard processes and a fixed inner boundary would not be appropriate; and d. Council's ability to maintain a reserve.
13.14.10 Esplanade Management for Lots More Than 4ha	1. The Council has determined in accordance with the empowering provisions in Section 77 of the Resource Management Act 1991 that a 20m wide esplanade reserve and strip is to be set aside where an allotment of 4ha or more is created in the following circumstances: a. The lot itself contains land, or adjoins a section of the Coastal Marine Area, a lake or river, which has important recreational values and where: i. Public access is either currently available to the waterbody and associated margins or	Discretionary Activity	2. Council will have regard to the following matters when considering an application for Resource Consent under this Rule to reduce or waive the requirement for an esplanade reserve or strip: a. The topography of the land concerned including a plan showing contours where appropriate; b. The present use of the land and the location of any structures on or adjacent to the required esplanade reserve or strip; c. The conservation values of the land and adjacent waterbody including a description of the vegetation and associated wildlife	

basis the Department of Conservation or other appropriate body has agreed to assist with fencing and future management of the land or assume ownership of the same as provided in Section 237D of the Resource Management Act.	protection and enhancement; j. Where waahi tapu or other culturally significant sites are present and the creation of an esplanade reserve or strip and associated public access would be inappropriate; and k. The nature of any special conditions or restrictions proposed for any esplanade strip including those relating to periodic closure as provided for in the Tenth Schedule of the Resource Management Act.
d. The lot adjoins a lake, the water quality of which is being adversely affected by runoff from adjacent properties and where: i. Formal reservation of the land is considered appropriate by Council following consultation with the	3. Council will have regard to the following matters when considering an application for Resource Consent to replace the requirement to create an esplanade reserve with an esplanade strip: a. Where the land is extremely steep, substantially in bush or other dense vegetation and where

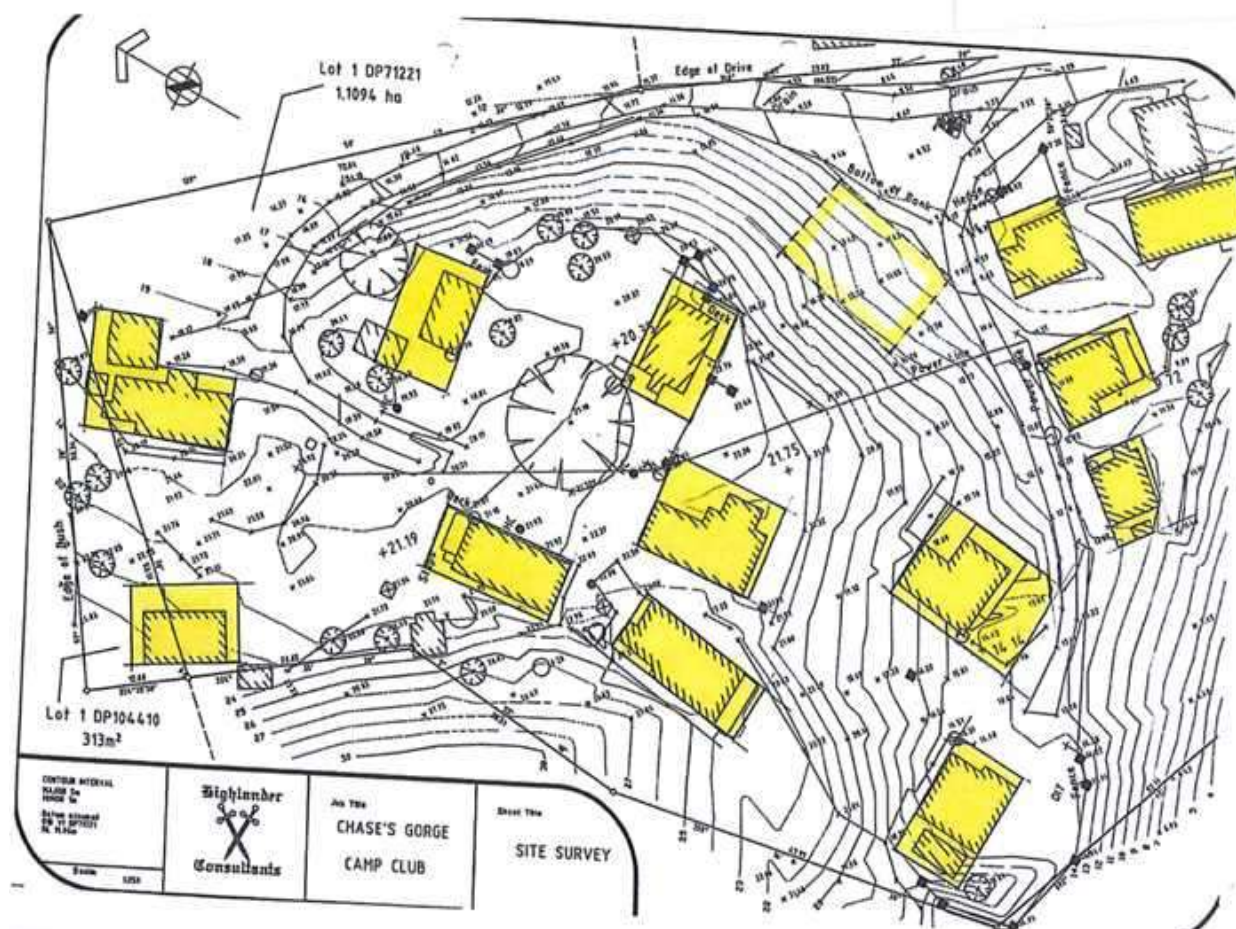
		Northland Regional Council; and ii. The Northland Regional Council or other appropriate body has agreed to assist with fencing and future management of the land. Note 1: For the purpose of this Rule, "significant" refers to either: a. All those sites containing indigenous vegetation or habitat ranked moderate, moderate-high, high or outstanding on the Sites of Special Biological Interest database or equivalent under the Protected Natural Areas programme; or b. In the absence of an assessment or ranking in terms of the above, assessments of significance and ranking should be based on the same methodology.		the provision of an esplanade reserve would involve a difficult or extensive survey in relation to the purpose of the subdivision; b. Where unrestricted public access could adversely affect conservation management programmes; c. Where the margins are affected by erosion, inundation or other natural hazard processes and a fixed inner boundary would not be appropriate; and d. Council's ability to maintain a reserve.
			Discretionary Activity	4. Any request to Council to consider the provision of an esplanade reserve or
13.14.11	Esplanade Areas on Road	1. Circumstances where an esplanade strip may be used instead of an		

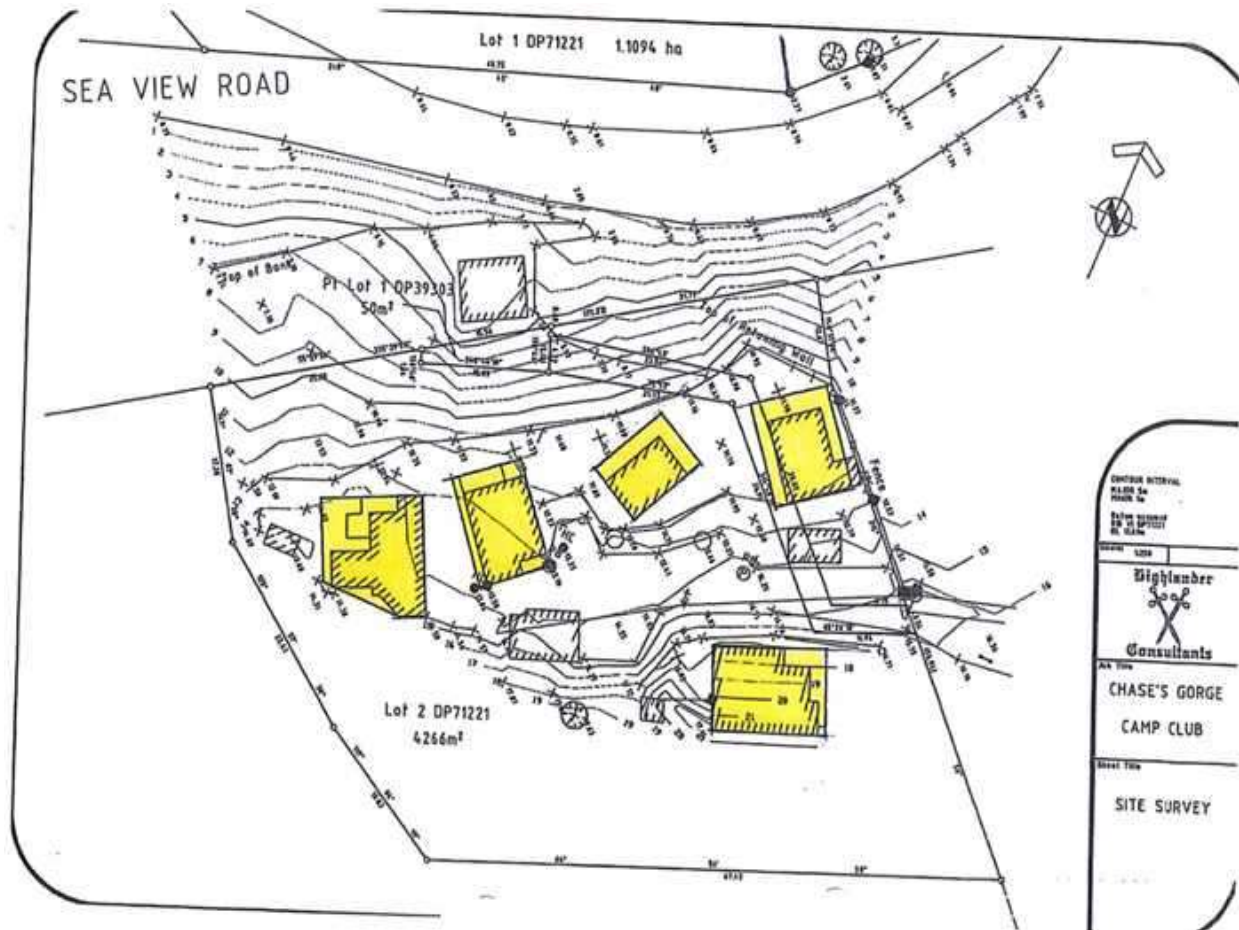
Stopping	esplanade reserve: a. The requirements in Section 345 of the Local Government Act 1974 relating to the setting aside of an esplanade reserve when a road is stopped may be replaced by a requirement to create an esplanade strip where unrestricted public access could restrict conservation. 2. Circumstances when an esplanade reserve or strip less than 20m wide or where no esplanade reserve or strip may be required: a. The width of any esplanade reserve or strip required under Section 345 of the Local Government Act 1974 or this District Plan when a road is stopped may be reduced from 20m or waived altogether where the esplanade strip can be equally or better achieved	strip greater or less than 20m wide when a road is stopped is to be made taking into account the Assessment Criteria in Sections 13.14.9 (i)-(xv) inclusive and 13.14.10 (i)-(xv) inclusive.
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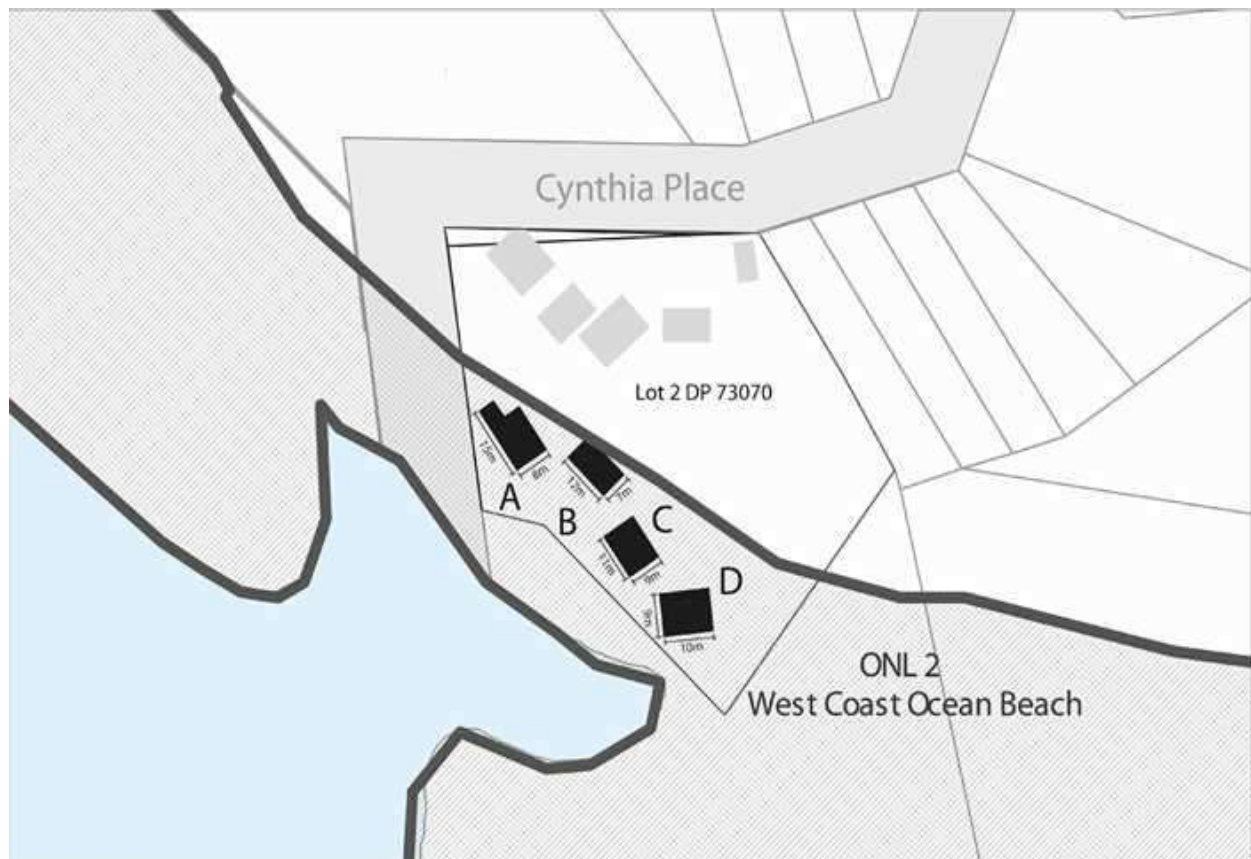
			through alternative means.		
			3. Circumstances when an esplanade reserve or strip more than 20m wide may be required: a. The width of any esplanade reserve or strip required when a road is stopped under Section 345 of the Local Government Act 1974 or this District Plan may be increased from 20m when erosion is likely to reduce the width of the esplanade reserve.		
13.14.12 Special Subdivision Provisions		1. Special Provision for 116, 118, 120, 122, 124, 116 and 126A Gordon Road, 37 Onslow Road and 73 Awakino Road, Dargaville a. Notwithstanding the subdivision provisions of Sections 13.11, 13.12 and 13.13, any subdivision development of 116, 118, 120, 122, 124, 116 and 126A Gordon Road, 37 Onslow Road and 73 Awakino			

			Road, Dargaville, being Lots 353-356 DP 859, Lots 1-2 DP 365261, Lot 2 DP 365004, Lot 1 DP 73886 and Lot 2 DP 189062, shall comply with the following rules: b. Rule 12.15.12 (Electricity Transmission Corridor No Build Area); c. Rule 12.15.13 (Electricity Transmission Corridor Assessment Area); and d. Rule 12.10.1(4) (Excavation and Fill).		
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Appendix 13.1 Chases Gorge Camp Club Proposed Building Site (click on images to enlarge)





Appendix 13.2 Cynthia Place, Baylys Development Plan (Lot 2 DP 73070)

Legend

- Archaeological site
- Indicative 'primary loop road' connection
- Indicative 'green amenity street' connection
- Indicative 'northern access road' connection
- Existing rivers
- Existing land parcels
- Awakino Precinct boundary
- Residential zone
- Sub-area A (subject to change)
- Indicative neighbourhood park
- Indigenous vegetation
- Existing wetland

KAIPARA DISTRICT PLAN
Awakino Precinct Plan

0 10 20 Km
A3 Scale: 1:3,500

Appendix 13.13B Awakino Precinct Noise Plan (click on image to enlarge)

Appendix 13.3C Awakino Precinct Street Cross-Sections (click on image to enlarge)

AWAKINO ROAD, DARGAVILLE | STREET CROSS-SECTIONS



Table 13.5 - Awakino Precinct Road, Private Way, Cycle way and Property Access Legal and Construction Widths (click on image to enlarge)

URBAN	Minimum Legal Width	Minimum Carriageway Width	Minimum Footpath Width	Minimum Shared Path (one side of road only)	Surface	Minimum Design Speed	Minimum Radius (m)	Minimum S500m	Minimum Crest Km/h	Maximum Grade
1	4.2m	3.0m	-	-	Seal	-	15m	20m	0.5	20.0%
2 to 3	6.0m	3.0m	-	-		20km/h	15m	30m*	0.5	16.7%
4 to 6	12.0m	5.0m	-	-		30km/h	20m	30m	1.0	12.5%
7 to 30	18.0m	8.0m + intersect parking bays	1.8m	-		40km/h	30m	40m	1.5	12.5%
31-50	20.0m	8.0m + intersect parking bays	1.8m	-		40km/h	30m	40m	1.5	12.5%
>50	20.0m	8.5m + intersect parking bays	1.8m	-		40km/h	30m	40m	1.5	10.0%
Green Amenity Street	20.0m	5.0m	1.8m (One side only)	3m (other side to footpath)		30km/h	20m	50m*	1.0	12.5%
Primary Loop Road	20.0m	8.5m + intersect parking bays	1.8m (One side only)	3m (other side to footpath)		40km/h	30m	40m	1.5	10.0%

Table 13.1 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, tree drains, amenity planting, sight tri-angling and street furniture. Roads to exist shall have sufficient legal width for planned future development. Refer to Kaipara District Council Engineering Standards 2011, clause 3.2.4.
- (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. Raising bays are required on single lane carriageways in accordance with Kaipara District Council Engineering Standards 2011 clause 5.7.5.
- (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 (raised *) 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 Auckland guidelines, where not directly superseded by Precinct Plan provisions.
- (8) Footpath/cycleway design shall be carried out in accordance with Waka Kotahi's Pedestrian Network Guidance and Cycling Network Guidance, where not directly superseded by Precinct Plan provisions.

Cove Road North Precinct Flood Map (click on image to enlarge)

