

25B Integrated Development Guidelines

The purpose of an Integrated Development subdivision is to facilitate the sustainable management of natural and physical resources in a comprehensive way.

Integrated Development subdivision allows for subdivision and development to occur where the location, form and scale of the proposal complement sustainable environmental management and is consistent with the protection of natural character, landscape, amenity, heritage, and cultural values.

An application for an Integrated Development subdivision must, to the extent that it is relevant to the site and the proposal, provide within the application, including assessment of environmental effects and accompanying specialist reports, information on the following:

(a) Description of the Proposal

- (i) a cadastral plan that shows the parent site(s) in which the Integrated Development is located; the specified portion of the site(s) subject to the Integrated Development; and any balance area;
- (ii) the size and location of the proposed lots on the property and the provision made for roads, accessways, public utilities, proposed reserves (including esplanade reserves, esplanade strips, and access strips), covenanted areas or other encumbrances or restrictions, and information on infrastructure proposed to vest in Council (including road, utilities, and reserves);
- (iii) details of the building envelopes within which all built elements are to be located;
- (iv) details of requirements for earthworks including the management of run-off during construction;
- (v) requirements for vegetation clearance;
- (vi) stormwater and effluent disposal systems;
- (vii) proposals for staging of development including, where a subdivision is to be staged, arrangements for vesting any reserves, access facilities (vehicle and pedestrian) or public utilities required by the resource consent and located in subsequent stages;
- (viii) details of the consultation that has been undertaken and the result(s) of this;
- (ix) how sustainable management is to be achieved including the management objectives, details of what is to happen and where, and how this is to be monitored and reviewed.
- (x) measures to maintain open space in order to retain coastal and/or rural character;
- (xi) measures to protect the life-supporting capacity of soils.

(b) Existing Site Characteristics

- (i) a description of the location of the property in relation to its wider geographic context and local setting;
- (ii) topography and geography of the property;
- (iii) geotechnical aspects of the property;
- (iv) presence of natural hazards (such as flood prone land or land liable to erosion or any fire hazard);
- (v) the property history including past uses and management and any implications for future management;
- (vi) soil types and their classification on the NZ Land Inventory worksheets;
- (vii) the natural character, landscape visual and amenity value characteristics of the site, and an assessment of the effects of construction and site development on those characteristics and values. Attention is drawn to the 1999 LA4 Landscape Assessment of the Kaipara District and the Landscape Technical Report (2010) held by the Council. Both of which provide further information on landscape values and characteristics of the District;
- (viii) areas of indigenous vegetation and habitats of indigenous fauna with identification of any such areas which are significant, with reference to Sites of Ecological Significance identified by the Department of Conservation and criteria contained in Appendix 25G, and any Notable Trees;
- (ix) archaeological sites, heritage resources or sites of significance to Maori;
- (x) relevant information regarding adjoining properties;
- (xi) the location and purpose of any public reserve land in the vicinity of the site;
- (xii) any known areas in the vicinity which are being actively managed for pest control or protected or enhanced for conservation benefit;
- (xiii) the District Plan provisions of relevance to the site and surrounding land, including the Outcomes for Growth Areas (Chapters 3 and 3A), any relevant structure plan, Long Term Plan proposal(s) or other document identified in Section 74 of the Resource Management Act 1991.

- (xiv) Objectives and Policies to the proposal from Part A of the District Plan.

(c) Proposed Integrated Development Measures

- (i) measures to protect, manage and enhance indigenous vegetation and habitats, landscapes and natural features, heritage resources and riparian margins, including appropriate means of controlling dogs, cats, animal pests and the means of controlling pest plants;
- (ii) measures to protect sites of significance to Maori on the property;
- (iii) measures for the ongoing control and management of stormwater and effluent disposal;
- (iv) measures to promote and achieve integrated catchment management;
- (v) measures to control the placement and visual appearance of dwellings and ancillary buildings such as garages and water tanks;
- (vi) any other measures to internalise adverse effects including measures to avoid reverse sensitivity on existing activities or uses;
- (vii) measures to maintain the safe and efficient operation of the transport network and to achieve the objectives of Chapter 11: All Zones: Transport Network;
- (viii) consultation undertaken with neighbours, the community and infrastructure providers (including the NZ Transport Agency as appropriate) and measures to respond to concerns raised by these people;
- (ix) any other measures to provide for the Outcomes identified in Part A of the Plan.

The Council may require additional information on aspects of the proposal. The Mangawhai Design Guidelines in Appendix 25A, provide direction on general design principles which may be appropriate for the District.

(d) Draft Integrated Development Management Plan

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

- (i) the objectives of the proposal;
- (ii) the mechanisms to ensure that the Integrated Development Management Plan applies to and binds future owners;
- (iii) where restoration planting and/or other natural resource management works are to be undertaken, performance may be secured by a Council bond (a cash bond in favour of Council, refer to Chapter 22; Financial Contributions) on the following basis:
 - bonded work is to be completed within 4 years of the subdivision Section 224(c) certificate issuing;
 - access to bonding will not be available until one year after planting, where there is evidence to Council's satisfaction of the successful initial implementation of an approved Integrated Development Management Plan;
 - the Integrated Development Management Plan is to include matters of the following type. Named species appropriate to the location, (i.e. eco-sourced species) size at planting, density (for example 7,000 stems/ha), seed source, weed clearance/release, pest control, fertiliser application and, at Council's discretion, a requirement for irrigation should conditions require;
 - legally effective post Section 224 certificate arrangements are required which secure the retention of re-planted vegetation; establish responsibility for continued execution of the Integrated Development Management Plan until its objectives (be they tree height, percentage canopy cover or both) and/or term are satisfied (this may require a community owned management structure depending on the number of subsequent owners); and ensure Council access to the land in the event the bond is to be executed. These requirements may necessitate a bond to be complemented by covenants or other legal instruments;
 - Council retains the discretion not to accept bonding where there is a potentially harsh environment or other factor(s), which present a significant risk in its assessment to successful re-establishment or Integrated Development Management Plan implementation. Evidence of the degree of risk should be included in the information required.