Insert new Precinct Section into Chapter 13 – between 13.9 and 13.10

# PRECX COVE ROAD NORTH PRECINCT

# **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.

Objectives					
PRECX-O1	Cove Road North Precinct Residential Living				
	rtunities and housing choice is enabled in the Cove Road North Precinct ogical, infrastructure, transport, and character and amenity effects are				

<b>Policies</b>					
PRECX-P1 Cove Road North Precinct Subdivision					
To provide for a range	To provide for a range of site sizes and densities, and subdivision layout where:				
1. <u>A mixture of allo</u>	tment sizes is provided that have the ability to accommodate different				
housing typologi	<u>es.</u>				
2. There is sufficier	it infrastructure to accommodate the development.				
3. <u>A well-connecte</u>	d pedestrian, cycling and transport network is achieved.				
4. <u>The subdivision</u>	design and allotment sizes respond to the topography and physical				
characteristics o	f the land.				
5. <u>Good design of s</u>	ubdivision is achieved by the following:				
	nerally shaped, sized and orientated to achieve positive sunlight access,				
	nity, privacy and outlook.				
	n of rear lots is minimised, except where there is no practicable alternative.				
	and connectivity with adjacent sites to enable future development				
<u>opportuniti</u>	<u>es.</u>				
PRECX-P2	Cove Road North Precinct Residential Amenity				
To manage adverse e	ffects on residential amenity and character by requiring development to:				
1. Manage the scale, intensity, height, bulk and form of development.					
2. <u>Require sufficient</u>					
4. <u>Minimise the in</u>					
	and outdoor areas.				
5. <u>Minimise the d</u>	egree of overshadowing to any adjoining site or dwelling.				

PRECX-P3	Cove Road North Precinct Connectivity				
Require land use and s	Require land use and subdivision to achieve a connected, legible and safe, open space, pedestrian				
and transport network	and transport network in the Cove Road North Precinct by:				
1. Establishing a we	Il-connected street network.				
2. Promoting conne	ctions along and adjacent to natural features and open spaces.				
3. Maximising walki	ng and cycling networks along streets, waterways and open space.				
PRECX-P4	Cove Road North Precinct Ecological Values				
Encourage the protect	ion and restoration of indigenous terrestrial and aquatic habitats including				
remnant terrestrial bu	sh habitats, wetland areas, intermittent and permanent streams within the				
Cove Road North Preci	nct when undertaking land use and subdivision, with particular regard to:				
1. Method of enhan	cement and permanent protection of the natural features.				
2. Appropriate site s	specific setbacks of buildings, earthworks, access and infrastructure from				
natural features.					
3. Integration of the	e development with the natural feature, including the provision of				
pedestrian walkw	vays and cycle ways adjacent to natural features.				
PRECX-P5	Cove Road Character				
Subdivision and develo	opment shall protect the open frontage of Cove Road by:				
1. Limiting the heigh	nt and dominance of built form along the Cove Road frontage.				
2. Providing approp	riate setbacks for buildings, structures, car parking and storage areas.				
3. Establishing plant	ing or other methods to soften and / or screen built form.				
PRECX-P6	Northern Sub-precinct				
Subdivision and develo	opment within the Northern Sub-precinct shall provide a sensitive transition				
from the Cove Road N	orth Precinct to the rural zone, recognising the rural landscape and				
Brynderwyn Range to	the north by:				
1. <u>Responding to the site topography and characteristics.</u>					
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. <u>Re-vegetating the natural drainage patterns to separate and fragment the built</u>					
development.					
	regetation integrates with the existing native vegetation on the northern				
boundary of the I					

### Amendments to Chapter 13 – 13.10 Performance Standards Residential Land Use

Amended Ru	ules		1	1
Rule	Parameter	Residential Permitted Activity Performance Standard	Activity Status if the Activity does not meet the Performance Standard	Assessment Criteria
13.10.3a	Dwellings	(1) Residential Zone	(1) <u>Discretionary</u>	(1) <u>Residential Zone</u>
		(1) Construction of a <i>dwelling</i> is a <i>Permitted Activity</i> if:	Activity	Where an activity is not permitted by
		a) After completion, it will be the only dwelling on the <i>site</i> : or		considering an application for Resou
		<ul> <li>b) It will be an additional dwelling on the site, and the minimum <i>net site area</i> associated with each additional dwelling is:</li> </ul>		<ul><li>i) <i>Building</i> location, including alte</li><li>ii) Size and shape of the <i>site</i>;</li></ul>
		<ul> <li>600m<sup>2</sup> for a serviced site not in an Overlay Area; or</li> </ul>		iii) Extent of visual intrusion of the
		<ul> <li>1,000m<sup>2</sup> for a serviced site in an Overlay Area; or</li> </ul>		places including the <b>Coastal M</b>
		<ul> <li>3,000m<sup>2</sup> for an un-serviced site.</li> </ul>		iv) The extent to which proposed
		c) There is a separation distance of at least 3m from any other detached dwelling; and		screening from adjoining public Design Guidelines;
		d) There is a separation distance of at least 6m where there is a private open space area located between two residential dwellings.		v) Effects on the locality, particula
		<b>Note 1:</b> The <i>demolition</i> and/or removal of a dwelling is a Permitted Activity except where the provisions of Chapter 17: Historic Heritage apply.		vi) If located within an Overlay, the Overlays (Chapter 4) are prese those values;
		<b>Note 2:</b> 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.		vii) Effects on landscape and herita
		Note 3: For dwellings within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply.		viii) The extent to which the proposa
		<b>Note 4:</b> 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).		in Map Series 2; ix) Effects on safety and efficience
			(2) Restricted Discretionary	and <i>private ways</i> ;
		(2) <u>The Cove Road North Precinct</u>		<ul><li>x) The extent to which the activity</li></ul>
		a. Construction of a dwelling is a permitted activity if:		the Plan.
		<ul> <li><u>After completion, it will be the only dwelling on the site.</u></li> <li><u>Note 1: The demolition and/or removal of a dwelling is a Permitted Activity except where the</u></li> </ul>		<b>Note 1:</b> A description of the landsca with Outstanding Natural Landscape (2010).
		provisions of Chapter 17: Historic Heritage apply.		(2) <u>The Cove Road North Precinc</u>
		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.		Where an activity is not permitted by considering an application for Resource
				i) The privacy, outlook and am
				ii) Sufficient sunlight access to
				iii) Building mass, orientation ar
				iv) Bulk, scale and shading effe
				<ul> <li>v) <u>Effects on any natural feature</u> vegetation;</li> </ul>
				vi) <u>The extent to which the activ</u> <u>Cove Road North Precinct;</u> a
				vii) The ability to accommodate such as parking (if it is to be
				Where three or more residential units additional matters shall be considered
				viii) The relationship of the devel

this Rule, *Council* will have regard to the following matters when urce Consent:

ernatives considered:

building from beyond the site, particularly from the *road* and public *larine Area*, and the *effects* on skylines and ridgelines;

landscaping is consistent with the character of the area, provides places and *dwellings* and is in accordance with any Council adopted

arly residential character and amenity values;

extent to which the values identified in the Objectives and Policies for ent on the site, and the extent to which the proposal is compatible with

age;

al will affect the values of any Outstanding Natural Landscape identified

cy of vehicles and pedestrians using the site and affected roads

will affect any heritage values identified in Appendix 17.1 and 17.2 of

apes and features is provided in Appendix 18A. The values associated es are described in the Kaipara District Landscape Technical Report

this rule, Council will have regard to the following matters when urce Consent:

enity of adjacent and adjoining sites;

the outdoor living space;

nd passive surveillance toward the road/street.

cts;

es with respect to natural wetlands, water courses, and indigenous

<u>ity is consistent with the purpose, character and amenity values of the</u> and

incidental activities anticipated within the Cove Road North Precinct provided), manoeuvring, waste collection and landscaping.

ts (multi-unit development) are proposed within a site the following d:

opment with adjoining streets or public open spaces, including the

				<ul> <li>provision of landscaping.</li> <li>ix) Privacy, shading and overloc orientation of habitable room</li> <li>x) Infrastructure servicing.</li> <li>xi) The provision of adequate wa effects of these on streets or</li> <li>xii) Where on-site car parking, ga location of car parking (include)</li> </ul>
13.10.5	Maximum Height	<ul> <li>Any building is a Permitted Activity if:</li> <li>a) The building does not exceed 10m in height, where it is not within an Overlay area; or</li> <li>b) The building does not exceed 8m in height, where it is within an Overlay area.</li> <li>c) The building does not exceed 6m in height, where it is within the Cove Road North Precinct Northern Sub-Precinct.</li> <li>Note 1: For sites within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply.</li> </ul>	Restricted Discretionary Activity	<ul> <li>Where an activity is not permitted by the when considering and determining an i. The scale and bulk of the bulk ii. The functional requirements iii. The extent to which the effect design or the topography of the iv. Effects on the locality, part associated with Overlay Area</li> <li>v. If located with Overlay Area</li> <li>v. If located within an Overlay, for Overlays (Chapter 4) are with those values;</li> <li>vi. Effects on availability of sunlivit. The extent to which the providentified in Map Series 2 an meets the additional assess</li> <li>Note 1: A description of the landscapes are of the standard sector.</li> </ul>
13.10.7	Setbacks	<ul> <li>(1) Residential Zone</li> <li>Any building is a Permitted Activity if it is located outside the following setback distances (yards):</li> <li>a) Front yard - 5m;</li> <li>b) Side yards - one of 1.5m and one of 3m (Residential Zone), two of 3m in Overlay Areas;</li> <li>c) Rear yards - 3m except on rear sites where one yard of 1.5m may be provided;</li> <li>d) Coast - 30m from the Coastal Marine Area; and</li> <li>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;</li> <li>f) Any building is setback 30m from a railway line where there is an intersection of road and rail (level crossing controlled by giveway signage) within 300m; and</li> <li>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).</li> <li>Provided that an accessory building may be erected in any side or rear yard where:</li> <li>h) Vehicle access is retained to the rear of the site; and</li> <li>i) It is located at least 3m from any habitable room on an adjoining site; and</li> <li>j) It does not exceed 10m in length or 25% of the length of the side or rear yard, whichever is less.</li> <li>In addition to the above Performance Standards</li> <li>(2) Mangawhai Harbour and Kai iwi Lakes Overlays</li> </ul>	Restricted Discretionary Activity	<ul> <li>(1) <u>Residential Zone</u></li> <li>Where an activity is not permitted to matters when considering and determinaters when considering and determinaters when considering and determinaters when considering and determination. The outlook and privacy of adjatii) Extent of visual intrusion and do road and public places includination. If in the Mangawhai Structure the design principles of the Matter and the design principles of the design principles of</li></ul>
		a) River – 6m from the banks of any river with an average bed width of between 1 to 3m.		xi) Where buildings are located in cl

ooking within the development and on adjoining site, including the ms, balconies, and outdoor living spaces.

waste and recycling bin storage including the management of amenity or public open spaces.

garaging and vehicle manoeuvring areas are provided, the design and uding garaging) as viewed from streets or public open spaces.

v this Rule, Council has restricted its discretion over the following matters
an application for Resource Consent:

ouilding in relation to the site;

ts of the building;

fects of the height infringement can be mitigated by setbacks, planting, f the site;

articularly residential character and amenity values and those values eas (as identified in the Objectives and Policies for overlays, <u>Chapter 4</u>); γ, the extent to which the values identified in the Objectives and Policies re present on the site, and the extent to which the proposal is compatible

nlight to other properties; and

proposal will affect the values of any Outstanding Natural Landscape and if applicable the extent to which the subdivision, use or development sment criteria contained in <u>Appendix 18B</u>.

pe features is provided in <u>Appendix 18A</u>. The values associated with the edescribed in the Kaipara District Landscape Technical Report (2010).

by this Rule, *Council* has restricted its discretion over the following ermining an application for Resource Consent:

ljacent and adjoining neighbours;

dominance of any *buildings* from beyond the *site*, particularly from the ling the *Coastal Marine Area*, and the *effect* on skylines and ridgelines;

**e** *Plan* Area, whether the proposed landscaping is in accordance with langawhai Structure Plan (pages 46 - 49) for Policy Area Three;

larly residential and natural character and amenity values;

e extent to which the values identified in the Objectives and Policies for sent on the site, and the extent to which the proposal is compatible with

sal will affect the values of any Outstanding Natural Landscape identified able the extent to which the subdivision, use or development meets the a contained in Appendix 18B;

nd in particular any **sites of ecological significance** as defined by the G;

cluding the design and construction of hazard protection works on land ne Area, *rivers* and *lakes*;

ion, ecological, recreation, access and hazard mitigation values of **s**;

close proximity to State Highways or Rail (level crossings) whether and

		<ul> <li>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.</li> <li>(3) The Cove Road North Precinct</li> <li>Any building is a Permitted Activity if it is located outside the following setback distances (yards): <ul> <li>a) Front yard - 3m;</li> <li>b) Side yards - 1.5m;</li> <li>c) Rear yards - 1.5m;</li> <li>d) Cove Road legal boundary - 5m;</li> <li>e) Rural Zone - 3m.</li> </ul> </li> <li>Provided that an accessory building may be erected in any side or rear yard where: <ul> <li>f) It is located at least 3m from any habitable room on an adjoining site; and</li> <li>g) It does not exceed 10m in length or 25% of the length of the side or rear yard, whichever is less.</li> </ul> </li> <li>Note 1: The Regional Water and Soil Plan for Northland also requires setbacks from waterways and the coast for <i>excavation</i> activities. Applicants should contact the Northland Regional Council to confirm whether or not Resource Consent is required.</li> <li>Note 2: The 300m radius referred to in relation to State Highway.</li> <li>Note 3: Any changes in land use on sites that have access onto Limited Access Road's require</li> </ul>		<ul> <li>the extent to which consultation Railways Corporation respection is a composition respection of the landscore is a composition of the landscore is a composite of the landscore is a composition of the l</li></ul>
<u>13.10.7a</u>	Fence and Landscaping	<ul> <li>approval from the NZ Transport Agency under the Government Roading Powers Act 1989.</li> <li>(1) <u>The Cove Road North Precinct</u> <ul> <li>a) <u>Any fence is a <i>permitted activity</i> where:</u></li> <li>i. <u>The fence is adjacent to any road boundary and has a maximum height of 1.1m.</u> <u>Or</u></li> <li>ii. <u>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.</u></li> </ul> </li> <li>b) <u>Any activity within a site that has a legal boundary with Cove Road is a <i>permitted activity</i> where an area of planting is provided along the entire length of the Cove Road legal boundary which is: <ul> <li>i. <u>1.5m wide; and</u></li> <li>ii. <u>Capable of achieving a minimum establishment height of 1.8m; and</u></li> <li>iii. <u>At a density that will achieve canopy closure within 3-5 years.</u></li> </ul> </u></li> </ul>	Restricted Discretionary Activity	Where an activity is not permitted         matters when considering and dete         i.       The extent to which the ferrest roads and open spaces.         ii.       The extent to which private passive surveillance of putering and the extent to which shading are minimised.         iv.       The extent to which built for t

ion has been undertaken with NZ Transport Agency and New Zealand tively and written approval obtained; and

of the building and activity.

cape features is provided in Appendix 18A. The values associated with bes are described in the Kaipara District Landscape Technical Report

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by this rule, **Council** will have regard to the following matters when ource Consent:

menity of adjacent and adjoining sites;

o the outdoor living space;

and passive surveillance toward the road/street.

fects;

ures with respect to natural wetlands, water courses, and indigenous

tivity is consistent with the purpose, character and amenity values of the ; and

e incidental activities anticipated within the Cove Road North Precinct e provided), manoeuvring, waste collection and landscaping.

I by this Rule, **Council** has restricted its discretion over the following ermining an application for Resource Consent:

ncing and landscaping visually connects the private front yards to public

acy is provided for residential units, while enabling opportunities for ublic places.

ng and visual dominance effects to immediate neighbours and the street

form is obscured from Cove Road.

13.10.12       Permetely Surface       1) Residential Zong       Permetely access for the function of the dealing:       In alters when considering and in the original coord pack of the dealing:       In the on-state privace multiple         10       1 is object and for in dimension:       1) is of a usable shape of no least and in midmension:       In the on-state privace multiple       In the open space multiple         10       1 is object and the ossis, that in dimension:       1 is index ductors or parking areas; and       In the open space multiple       In the open space multiple         10       1 is undexturbed by vehicle access form adjuicing dealings and adjuacent sites; except in the case of reservices.       In the open space multiple       In the open space multiple         10       1 is undexturbed by vehicle access form in the multiplication corn space metric the fullowing:       In the open space multiple       Intellets when considering and adjuacent sites; except in the case of reservices in the considering and intelling in an adjuacent site of the dwelling:       Intellets when considering and intellets andintellets andiantellets and intelets and intellets and				1	1
<ul> <li>Isolate the set of the set, noth or west adds of the dwelling;</li> <li>Is unobstructed by vehicle access from the main hiving area of the dwelling;</li> <li>Is unobstructed by vehicle access or parking areas; and</li> <li>Is unobstructed by vehicle access or parking areas; and</li> <li>Is adjust a Second from adjuing dwellings and adjuctus life; except in the case of the dwelling;</li> <li>Is adjust a Second from adjuing dwellings and adjuctus life; except in the case of the dwelling;</li> <li>Is adjust a Second from adjuing dwellings and adjuctus life; except in the case of the dwelling;</li> <li>Is adjust a Second from adjuing dwellings and adjuctus life; except in the case of the dwelling;</li> <li>Is adjust a Second from adjuing dwelling and a final dwelling;</li> <li>Is adjust a Second from adjuing dwelling and a final dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access from the main hiving area of the dwelling;</li> <li>Is adjust access adjust and the cases of the dwelling;</li> <li>Is adjust access adjust and the cases of the dwelling;</li> <li>Is adjust access adjust adjust and adjust access at a differences is less than 60% of the adjust access adjust adjust access adjust adjus</li></ul>	13.10.11 Pi	rivate Open Space	A <i>dwelling</i> is a <i>Permitted Activity</i> if the private open space meets the following:		<ul><li>Where an activity is not permitted by matters when considering and determ</li><li>i) The on-site privacy and amenity</li></ul>
<ul> <li>is located on the east, north or west side of the dwelling;         <ul> <li>is located on the east, north or west side of the dwelling;</li> <li>is decipated sources or parking area; and</li> <li>is a decipated by which eases or parking area; and</li> <li>is a decipated by which eases or parking area; and</li> <li>is a decipated by which eases or parking area; and</li> <li>is a decipated by which eases or parking area; and</li> <li>is a located to where the deciman involte access or parking area; and</li> <li>is a located to the east, north or west side of the dwelling;</li> <li>is a located to the east, north or used side of the dwelling;</li> <li>is a located to the east, north or used side of the dwelling;</li> <li>is a located to the east, north or used side of the dwelling;</li> <li>is a located to the east, north or used side of the dwelling;</li> <li>is a located to the east, north or used side of the dwelling;</li> <li>is unobstructed by which eases or parking area; and</li> <li>is located on the east, north or used side of the dwelling;</li> <li>is unobstructed by which eases or parking area; and</li> <li>is located on the east, north or used side of the dwelling;</li> <li>in the east of any side covered by buildings and other impermeable surfaces is less than off is formated activity is a Permitted Activity if:                 <ul> <li>in the east of any side covered by buildings and other impermeable surfaces is less than off is decined.</li> <li>in the east of any side covered by buildings and other impermeable surfaces is less than off is decined an impermeable surface.</li> <li>in the east of any side covered by buildings and other impermeable surfaces is less than off is decined an impermeable surface.</li></ul></li></ul></li></ul>					
10. 10 is a docusted cores for information may grade at the docusing;       10. Is undexticated by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a docusted by white access or parking areas; and       10. Is a direct access for the docusing;       10. Is a direct access for the docusing;       10. Is a direct access for the main ining area of the docusing;       10. Is a direct access for the main ining area of the docusing;       10. Is a direct access for the main ining area of the docusing;       10. Is a direct access for the main ining area of the docusing;       10. Is a direct access for the main ining area of the docusing;       10. Is a direct access for arking areas; and       10. Is a direct access for the docusted by docusted by white access or parking areas; and       10. Is a direct access for addirect access for arking areas;       10. Is a direct access for addirect acces			c) Is located on the east, north or west side of the dwelling;		iii) The extent to which the proposal in Map Series 2 and if applicable additional assessment criteria c
<ul> <li>Handbardbard by Vehicle access or particip area; and 1 is adquately screened from adjoining dwellings and adjoent sites, except in the case of reserves.</li> <li>(2) The Cove Road North Precinct Adveeling is a Permitted Activity if the main private open space meets the following: a hant least 20m2 or subvalue to 25% of the areas floor area of the dwelling; b Has a least 20m2 or subvalue to 25% of the areas floor area of the dwelling; b Has a minimum dimension leaves 1 is tocated on the east, north or west add of the dwelling; b Has direct access from the main fulne areas; and 1 is shall not be located between the dwelling and a floe dwelling; b Has direct access from the main fulne areas; and 1 is Shall not be located between the dwelling and other impermeable surfaces is less than 40% of the ref site area; 1 in the area of any site covered by buildings and other impermeable surfaces is less than 40% of the ref site area; 1 means of any above or by buildings and other impermeable surfaces is less than 40% of the ref site area; 1 means of any above or by buildings and other impermeable surfaces is less than 50% of the 1 means of any above or by buildings and other impermeable surfaces is less than 40% of the ref site area; 1 means of any above or by buildings and other impermeable surfaces is less than 50% of the 1 means of any above or by buildings and other impermeable surfaces is less than 60% of the 1 means and any above or by buildings and other impermeable surfaces is less than 60% of the 1 means and any above or an activity is a Permitted Activity if: a) The acte of any settor or an activity is a Permitted Activity if: a) The acte and any set covered by buildings and other impermeable surfaces is less than 60% of the 1 means above or an activity is a Permitted Activity if: a) Building Coverage 13.10.13 Building Coverage 14.10 Residential Zone Ary activity is a Permitted Activity if: a) Building coverage on a site is less than 35% of the net site area. b)</li></ul>			d) Has direct access from the main living area of the dwelling;		
13.10.12       Permeable Surfaces       (1) Residential Zone Any activity is a Permitted Activity ff: bis located on the cast, north or vest side of the dwelling; c) is located on the cast, north or vest side of the dwelling; c) is located on the cast, north or vest side of the dwelling; c) is located on the cast, north or vest side of the dwelling; c) is located on the cast, north or vest side of the dwelling; c) is located on the cast, north or vest side of the dwelling; c) is located on the cast, north or vest side of the dwelling; c) is located on the cast, north or vest side of the dwelling; c) is located between the dwelling and a road boundary.       Where an activity is not per matters when considering and c) Shall not be located between the dwelling and a road boundary.         13.10.12       Permeable Surfaces (2) The Cover Road North Precinct Any activity is a Permitted Activity ff: a) The area of any site covered by buildings and other impermeable surfaces is less than 40% of the net site area.       Restricted Discretionary Activity Where an activity is not per matters when considering and c) Control of Stormwater tu ii) The effects of increases iii) Methods of attenuating is Any activity is a Permitted Activity ff: a) The area of any site covered by buildings and other impermeable surfaces is less than 60% of the met site area, and where we are activity is a Permitted Activity ff: a) Permitted Activity ff: a) Building Coverage (1) Residential Zone Any activity is a Permitted Activity ff: a) Building coverage on a site is less than 35% of the net site area. b) Auto considering on a site is less than 35% of the net site area. b) The castent dwitch low bis constant and any activity is a Permitted Activity ff: a) Building coverage on a site is less than 35% of the net site area. b) The cover food White has permitted Activity ff: b) The cover food White anopermitted Activity ff: b) Building coverage on			e) Is unobstructed by vehicle access or <i>parking areas</i> ; and		the Outstanding Natural Landscapes
13.10.12       Permeable Surfaces       1) Realised 200 <sup>-</sup> cr equivalent to 25% of the arcss floor area of the dwelling;       Note 1: for the count human dimension of any;       Note 1: for the count human dimension of any;       Note 1: for the count human dimension of any;       Note 1: for the count human dimension of any;       Note 1: for the count human dimension of any;       Note 1: for the count human dimension of any;       Note 1: for the count human dimension of any;       Note 1: for the purpose of this Rule, any area of the dwelling;       Note 1: for the purpose of this Rule, any area regularly used by vehicles whether metalled, seeled or the count human dimension of any;       Note 1: for the purpose of this Rule, any area regularly used by vehicles whether metalled, seeled or the count human dimension of any;       Note 1: for the purpose of this Rule, any area regularly used by vehicles whether metalled, seeled or the count human dimension of any;       Note 1: for the purpose of this Rule, any area regularly used by vehicles whether metalled, seeled or the count human dimension of any;       Note 1: for the purpose of this Rule, any area regularly used by vehicles whether metalled, seeled or the cover Read Nu and the cover Read Nu any acover Read Nu and the cover Read Nu and the cover Read					(2010).
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1) Has direct access from the main living area of the dwelling;       e) is unobstructed by vehicle access or parking areas; and       c) Has direct access from the main living areas; and       c) How direct access from the main living areas; and       c) How direct access from the main living areas; and       c) How direct access from the main living areas; and direct access from the main living areas; and direct access from the main living areas; and direct access fro			b) <u>Has a minimum dimension of 4m;</u>		
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<ul> <li>Anv activity is a <i>Permitted Activity</i> if:         <ul> <li>a) The area of any site covered by buildings and other impermeable surfaces is less than 60% of the net site area, and</li> <li>ii) Methods of attenuating s</li> <li>iv) Whether and the extent 1 Distric Courcel Engineer</li> <li>v) Effects on 'water quality</li> <li>vi) Within the Cove Road N activity is a <i>Permitted Activity</i> if:                  <ul> <li>a) Building coverage on a site is less than 45% of the net site area.</li> <li>iv) Whether and the extent 1 Distric Courcel Engineer</li> <li>v) Effects on 'water quality</li> <li>viii) Methods of attenuating s</li> <li>iv) Whether and the extent 1 Distric Courcel Engineer</li> <li>v) Effects on 'water quality</li> <li>viii) The extent to which low</li> <li>viiii) The extent to which low</li> <li>viiii Within the Cove Road N atternations for lot coverage</li> <li>a) Building coverage on a site is less than 35% of the net site area.</li> <li>(a) The Cove Road North Precinct</li> <li>(b) Building coverage on a site lises than 45% of the net site area.</li> <li>(c) The cover load North Precinct</li> <li>(i) The existing built charace</li> <li>(ii) The existing built charace</li> <li>(iv) The existing built charace</li> <li>(v) The exalibility of useat</li> <li>v) The exalibility of useat</li> <li>(v) The exalibility of useat</li></ul></li></ul></li></ul>					ii) The <i>effects</i> of increased stormw
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Note 1: For clarity, for sites within an Outstanding Natural Landscape, Rule 13.10.3c shall also apply       in Map Series 2 and if a additional assessment of additional additional additional assessment of additional additionadditionadditional additional additional additional additional add			a) Building coverage on a site is less than 45% of the net site area.		iv) The availability of useable on-sit
					<ul> <li>v) The extent to which the proposal in Map Series 2 and if applicable additional assessment criteria content</li> </ul>
					Note 1: A description of the landscap the Outstanding Natural Landscapes

by this Rule, *Council* has restricted its discretion over the following ermining an application for Resource Consent:

- nity of the occupants;
- surrounding neighbourhood; and
- sal will affect the values of any Outstanding Natural Landscape identified able the extent to which the subdivision, use or development meets the a contained in Appendix 18B.
- cape features is provided in Appendix 18A. The values associated with bes are described in the Kaipara District Landscape Technical Report

by this Rule, *Council* has restricted its discretion over the following ermining an application for Resource Consent:

- mwater flows downstream;
- vater flows to pre-development rates,
- ch the activity meets the relevant Performance Standards or the Kaipara Standards 2011;
- t design principles are utilised.
- recinct, whether the proposal utilises low impact and/or water sensitive ces and designs, outfalls that mitigate concentrated flows and detail of o construct and maintain such devices.
- recinct, the extent to which stormwater quality treatment has been ment from contaminants generated from the activity including whether ate stormwater quality monitoring associated with the design and the consent holder's maintenance obligations.
- by this Rule, *Council* has restricted its discretion over the following ermining an application for Resource Consent:
- *Iding* in relation to the *site;*
- the surrounding neighbourhood;
- re of the surrounding neighbourhood;
- -site outdoor living space; and
- sal will affect the values of any Outstanding Natural Landscape identified able the extent to which the subdivision, use or development meets the a contained in Appendix 18B.
- ape features is provided in Appendix 18A. The values associated with bes are described in the Kaipara District Landscape Technical Report

<u>13.10.14</u>	Retirement Facility	(1) <u>The Cove Road North Precinct</u> Any retirement facility is a Restricted Discretionary Activity.	Restricted Discretionary Activity	<ul> <li><u>Council has restricted its discretion application for Resource Consent:</u></li> <li>i) <u>The siting, scale, design and lay integration with other sensitive d spaces</u></li> <li>ii) <u>The design, size and location of spaces and driveways on the sit privacy for residents, and ensure</u></li> <li>iii) <u>Outdoor living areas or balconies</u></li> <li>iv) <u>The location of buildings, window avoid reverse sensitivity effects of the sensitive of the sensitive of the sensitivity effects </u></li></ul>
<u>13.10.15</u>	Buildings and Accessways within the Cove Road North Precinct – Northern Sub-precinct	<ol> <li>Any building or accessway is a <i>permitted activity</i> if it is setback at least 10m from existing indigenous vegetation located within the Northern Sub-precinct.</li> <li>Any accessory building is a <i>permitted activity</i> if it is setback no further than 15m from any main dwelling located within the same site.</li> <li>Any building or accessway is a <i>permitted activity</i> where:         <ul> <li>(i) <u>The exterior finish of the building shall have a reflectance value of not more than 30 percent as defined within the BS5252 standard colour palette.</u></li> <li>(ii) <u>The construction material of any accessway or driveway is of dark colour.</u></li> </ul> </li> <li><u>Note: Any proposed building or accessway shall comply with all relevant rules within Chapter 13 in addition to rule 13.10.15.</u></li> </ol>	Restricted Discretionary Activity	Council has restricted its discretion application for Resource Consent: i) The extent to which the buildings the site to respond to the sensitiv ii) The mitigation of the potential ac

on over the following matters when considering and determining an

ayout of buildings ensures compatibility between buildings and their development on the site, adjacent sites and surrounding public

of the private and/or communal open space, parking, loading site achieves a high standard of on-site amenity, noise and visual ures that effects from dust, fumes and light glare are minimised

ies are contiguous with the internal living areas.

low and door placement, parking areas and outside amenity areas ts on any adjoining industrial activities.

on over the following matters when considering and determining an

gs, accessways or driveways have been designed and located within tivities of rural and natural landscape to the north, and

adverse effect landscape effect of the built form.

Rule	Parameter	Terms for Subdivision	Matters for Discretion
<u>13.13X</u>	The Cove Road North	General Rules:	Council will restrict its discretion over the following matters whe
	Precinct Subdivision	1. Subdivision within the Cove Road North Precinct:	Consent:
		a. Is a <b>restricted discretionary activity</b> .	<u>Rule 13.13X.1 – 4:</u>
		<ul> <li>b. Is not subject to Residential Zone rules 13.11.1 – 3, 13.12.1, 13.13.1 and 2.</li> </ul>	i. <u>The extent to which the proposal is consistent with the C</u>
			ii. <u>The extent to which the proposal is generally in accorda</u>
		c. <u>Is subject to rules 13.13X.</u>	Rule 13.13X.2 – Subdivision Design
		<ul> <li><u>Complies with the relevant Performance Standards in Section 13.10 and 13.14 of this Chapter.</u></li> </ul>	i. <u>The design, size, shape, gradient and location of any all</u>
		Subdivision Design Rules:	ii. <u>Whether the proposal utilises low impact and/or water se</u> mitigate concentrated flows and detail of any obligations
		2. Any subdivision within the Cove Road North Precinct shall ensure:	iii. <u>The extent to which stormwater quality treatment has be</u>
		a. Every allotment has a minimum net site area of 400m <sup>2</sup> except where the proposed	generated from the activity including whether the propos with the design and construction stages as well as the co
		allotment is located within the Northern Area as shown on Precinct Map 1; or	iv. <u>Where staged subdivision is proposed, whether all neces</u>
		<ul> <li><u>Every proposed allotment within the Northern Area as shown on Precinct Map 1 has</u> minimum net site area of 1000m<sup>2</sup>; and</li> </ul>	a to service the proposed development will be established v. Where common lots are proposed, the extent to which a
		c. Proposed allotments have an average size of at least 600m <sup>2</sup> .	management and maintenance requirements are sustain
		Ecological Enhancement Rules:	vi. Where there are any communally owned or managed se arising from any proposal; that the nature of arrangemen
		3. <u>Any subdivision within the Cove Road North Precinct where the site contains an</u> ecological feature including indigenous terrestrial or aquatic habitats shall legally protect	vii. Location of existing buildings, access and manoeuvring,
		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	viii. <u>The location of proposed allotment boundaries and build</u> land use activities, including reverse sensitivity effects.
		<ul><li><u>Plan.</u></li><li>Any subdivision in accordance with rule 13.13X.4 shall provide:</li></ul>	ix. <u>The provision, location, design, capacity, connection, up</u> adverse effects on existing infrastructure are managed.
		a. <u>A detailed Ecological Assessment prepared by a suitable qualified ecologist</u> identifying and delineating all natural features contained within the site boundaries	x. <u>The protection of land within the proposed allotments to</u>
		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. Rule 13.13X.3 - Ecological Enhancement
		b. <u>An Ecological Enhancement and Management Plan designed to ensure that all</u>	i. <u>Measures to ensure the protection, restoration or enhan</u> creation, extension or upgrading of services and system
		<ul><li><u>ecological features are appropriately enhanced as part of site development works.</u></li><li>A Wetland Assessment prepared by a suitably gualified ecologist identifying any</li></ul>	streams or any other works or services necessary to en environmental effects.
		potential effects associated with the development proposal on wetland features and how these will be avoided, remedied or mitigated, where 'natural wetland' areas as defined under NPSFM (2020) are located within a 100m setback from the proposed	ii. Where any subdivision involves a natural wetland or stre have been provided, including a minimum 10m riparian
		site development works.	controls and indigenous revegetation (where appropriate maintenance of the area. For the avoidance of doubt th ownership.
			iii. Whether the subdivision creates lots adjoining public op
			corridors) that are designed to encourage passive surver retaining, fencing and landscaping.
			Rule 13.13X.4 – Northern Sub-Precinct
			i. <u>The extent to which the subdivision design and future de</u> respond to the sensitivities of rural and natural landscap
			effect of development.

## Amendments to Chapter 13 – 13.13 Performance Standards for All Residential Subdivision

hen considering and determining an application for Resource

e Cove Road North Precinct policies.

rdance with the Cove Road North Precinct Map 1.

allotment, access or public road.

sensitive stormwater management devices and designs, outfalls that ons for lot owners to construct and maintain such devices.

been provided to protect the environment from contaminants posal includes appropriate stormwater quality monitoring associated consent holder's maintenance obligations.

cessary infrastructure, roading, utilities, public spaces and connections ed.

n appropriate mechanisms are provided to ensure that all infrastructure tainable.

services, infrastructure or other such assets or joint responsibilities nents which are proposed ensure the on-going implementation of such ilar mechanisms.

ng, and private open space.

uilding areas so as to avoid potential conflicts between incompatible <u>s.</u>

upgrading, staging and integration of infrastructure, and how any <u>d.</u>

to allow access and linkages to adjacent allotments for future

ancement of any natural features, including (but not limited to) the ems, planting or replanting, the protection of natural wetlands and ensure the avoidance, remediation or mitigation of adverse

stream, whether the details of ecological protection and enhancement an planting to streams and wetlands, weed and pest management iate), are provided and any required mechanisms for ownership and these areas may form parts of private lots and be held in private

open space (including recreation reserves and riparian/green rveillance of reserve areas having regard to finished contours,

e development within the proposed allotments have been designed to cape to the north, and mitigate the potential adverse effect landscape

13.14.2	Road, Private Way Formation and	The design and layout of the subdivision provides for, and takes into account:	Discretionary Activity	1. Council will have regard to the Consent under this Rule
	Property Access	<ol> <li>Property Access         <ul> <li>Every allotment within the subdivision is capable of having vehicular access to a road;</li> <li>Property access is formed where it is shared by two or more allotments;</li> <li>Vehicle access and driveways comply with <u>Rule 13.10.25;</u></li> <li>No more than seven allotments are served by a private shared access;</li> <li>Driveways onto the road or private ways are located in a manner that will allow for the safe entry and exit from the site based on expected vehicle operating speeds and methods for controlling vehicle speeds;</li> <li>Driveways onto the road or private ways are located to provide adequate sight distances for the safe functioning of the vehicle crossing and access;</li> <li>The property access is of a suitable width to contain required services.; and</li> <li>For new vehicle crossings on to State Highways, all NZ Transport Agency engineering requirements have been satisfied.</li> </ul> </li> <li>Note 1: Any changes in land use, development or subdivision 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.</li> <li>Road, Private Way, Cycle Way and Property Access Formation         <ul> <li>Road vesting in accordance with the following requirements:</li> <li>Driveways serving eight or more allotments shall be by public road vested with Council;</li> <li>Design and construction shall be to the satisfaction of Council's Asset Manager (in accordance with the Standards in Kaipara District Council Engineering Standards 2011); and</li> <li>A cul-de-sac shall be provided at the end of any no-exit public road.</li> </ul> <li>Use and construction of unformed legal roads is to the satisfaction of Council's Asset Manager (in accordance with the Standards in Kaipa</li></li></ol>		<ul> <li>i. Whether and the extent to white to increased traffic from the substitution increased traffic from the substitution increased traffic from the substitution with the extent to white increased traffic from the substitution whether and the extent to white increased traffic from the substitution whether and the extent to white increased traffic from the substitution whether and the extent to white increased traffic from the substitution whether and the extent to white increased traffic from the substitution whether and the extent to white increased traffic from the substitution whether and the extent to white ite increases of the new road or provision of the new road or provision. The expected vehicle operation is a Adequacy of sight distances at a New Sealend Future change iter increases on waterways, ecosystic. Whether and the extent to white Kaipara District Council Encouncil's Engineer.; and iteration is the Kaipara District Council Encouncil's Engineer.; and iteration is the substitution of the assessment of the Kaipara of the assessment of the Subdivision compliance with any of these Standard is the assessment of the Subdivision is compliance with any of these Standard is the cove Road North Precinct Road is the cove Road North Precinct Road with the Cove Road North Precinct Road is the cove Road</li></ul>
13.14.3	Provision for the Extension of Services	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	Discretionary Activity	<ul> <li>(1) Council will have regard to the Consent under this Rule:</li> <li>i. Whether and the extent to wh and avoids the need for provisi infrastructure and services to</li> <li>ii. Whether and the extent to wh the environment and on the p and to nearby land that might</li> <li>iii. Whether bonds or covenants, conditions imposed;</li> <li>iv. Whether there is the need for utility required to be provided;</li> <li>v. Whether and the extent to wh as part of the development;</li> <li>vi. The need for and amount of a <u>Contributions</u> to achieve the a vii. Whether and the extent to wh Standards or the Kaipara Dist</li> <li>Note 1: General assessment the Kaipar part of the assessment of the Subdivisit compliance with any of these Standard</li> <li>(2) <u>Council will have regard to the resource consent under this resource consent unde</u></li></ul>

e following matters when considering an application for Resource

- which the road or private way follows the alignment of indicative roads; which there is a need for forming or upgrading roads in the vicinity, due subdivision;
- hich there is a the need for traffic control measures on the roads due to bdivision;
- hich there is a the need for footpaths;
- which there is a need for stormwater management associated with the private way;
- ative access is able to be provided for the anticipated use;
- ntain required services;
- ting speeds and methods for controlling vehicle speeds;
- available at the vehicle crossing and along the access;
- ctions on vehicle movements in and out of the access;
- Council infrastructure on adjoining properties;
- nges in traffic patterns in the area (including future congestion); gate the effects of stormwater runoff and any impact on roading and ystems, drainage patterns or the amenities of adjoining properties; which the road, private way or property access complies with Engineering Standards 2011 or has been confirmed as appropriate by

ng provided or an existing access onto a State Highway modified, or on a railway line, whether the consent of the NZ Transport Agency and/or poration is obtained;

Kaipara District Council Engineering Standards 2011 is undertaken as vision Resource Consent application and conditions relating to ards may be applied to the consent as part of the engineering approval.

ad, Cycleway and Pedestrian Connection

following additional matters when considering an application for e within the Cove Road North Precinct:

d, cycling and pedestrian connections are established in accordance recinct Map 1 and Cove Road North Precinct Concept Plan 1.

he following matters when considering an application for Resource

which the subdivision is located close to existing residential settlements vision of new or requirement for increased capacity of Council owned to meet the needs of the development;

which the subdivision and development avoids cumulative effects on provision of infrastructure and services to the land being subdivided, ht be subdivided in the future;

s, or both, are required to ensure performance or compliance with any

or land to be set aside and vested in the Council as a site for any public d;

hich public access for walking, cycling and bridleways can be provided

any financial contributions in accordance with <u>Chapter 22: Financial</u> above matters; and

which the extension of services meet the relevant Performance strict Council Engineering Standards 2011

para District Council Engineering Standards 2011is undertaken as ision Resource Consent application and conditions relating to rds may be applied to the consent as part of the Engineering Approval.

oad, Cycleway and Pedestrian Connection

ne following additional matters when considering an application for rule within the Cove Road North Precinct:

				ii. <u>The extent to which any road, c</u> <u>the precinct and residential land</u> <u>Cove Road North Precinct Map</u>
13.14.5	Stormwater Disposal	<ul> <li>(1) Where available all allotments are provided, within their net site area, with:</li> <li>a) A connection to a <i>Council</i>-maintained stormwater system, excluding sites within the Cove Road North Precinct: or</li> <li>(2) Where no Council system is available:</li> <li>a) All allotments are provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing <i>buildings</i> and from all impervious surfaces, in such a way as to avoid any adverse <i>effects</i> of stormwater runoff on the receiving <i>environment</i> in accordance with the Kaipara District Council Engineering Standards 2011, excluding sites within the Cove Road North Precinct.</li> <li>(3) The Cove Road North Precinct Stormwater Management</li> <li>a) All allotments are provided with the means for the transport and disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surface, in such a way as to mitigate any adverse effects of stormwater runoff on the receiving environment.</li> <li>Note 1: 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.</li> <li>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 for stormwater discharge is required from the Northland Regional Council.</li> <li>Note 2: Where parallel Resource Consent for stormwater discharge is required from the Northland Regional Council.</li> <li>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.</li> <li>Note 4: Good management practice for stormwater management is equivalent to those set out in the guideline document, Stormwater Management Devices</li></ul>	Discretionary Activity	<ul> <li>Council will have regard to the following under this Rule: <ul> <li>i) Whether there is sufficient contrest sediment;</li> <li>ii) Whether there is sufficient land</li> <li>iii) Whether and the extent to which cater for increased runoff from the extent to which cater for increased runoff from the extent to which or</li> <li>v) Whether and the extent to which or</li> <li>vi) Whether and the extent to which including low</li> <li>vii) Whether and the extent to which funk with existing disposal syster</li> <li>viii) Whether and the extent to which the Kaipara District Council E</li> <li>ix) Whether there is a need for land utility required to be provided;</li> <li>x) Within the Cove Road North Present.</li> <li>The extent to which run-off is catchment.</li> <li>The applicability of retention</li> <li>The extent to which inert but</li> </ul> </li> <li>(3) The Cove Road North Precinct Int Any application shall be supported management plan prepared by a set the following: <ul> <li>ii) Treatment of the Water Quality is generating impermeable surfation</li> <li>iii) Detention (temporary storage) where the following:</li> <li>ii) Conveyance and discharge of precisional standards</li> </ul> </li> </ul>

I, cycling and pedestrian connections, create connectivity throughout and beyond the precinct and are established in accordance with the lap 1 and Cove Road North Precinct Concept Plan 1.

ving matters when considering an application for Resource Consent

ontrol of water-borne *contaminants*, litter and

- nd available for disposal of stormwater;
- hich the capacity of the downstream stormwater system is able to m the proposed *allotments*;
- which measures are necessary in order to give effect to any drainage
- *lopment* that has been prepared for the area;
- which measures proposed for avoiding or mitigating the effects of low impact design principles are effective;
- hich the stormwater infrastructure within the *subdivision*, is able to stems outside the subdivision;
- which the development meets the relevant performance standards or *il Engineering Standards 2011;*
- and to be set aside and vested in the Council as a *site* for any public d;
- Precinct:
- off from a developed catchment is discharged back into its natural
- tion to be provided within a 72-hour period.
- t building materials are to be utilised (e.g., inert roof material).
- t Information Requirement:
- ted by a detailed stormwater assessment report and stormwater a suitably qualitied engineer to confirm that the proposal will achieve
- lity Volume (WQV) or Water Quality Flow (WQF) from all **contaminant Irfaces** by a water quality device for the relevant contaminants.
- ) of a minimum of 5mm runoff depth for all impermeable surfaces.
- e) with a drain down period of 24 hours for the difference between the tate) and post-development runoff volumes from the 1/3 of the 2 Year ninus any retention volume provided for all **impermeable surfaces**.
- of primary and secondary flow in accordance with the Kaipara District rds 2011.

13.14.6	Wastewater Disposa	A Residential Zone	A Residential Zone	A Residential Zone
		1. Where a Council reticulated wastewater system is available:	Discretionary Activity	Council will have regard to the follo under this Rule:
		<ul> <li>a. The written approval of Council's Asset Manager is obtained and provided with the application to confirm that the Council wastewater system can be extended to serve the subdivision; and</li> <li>b. All allotments are provided, within their net site area, with a connection to the Council reticulated wastewater system; and</li> <li>c. The reticulated wastewater system is designed and constructed in accordance with the specific requirements of the Council wastewater system; and</li> <li>d. All water pipelines vested with Council shall be protected by an Easement in favour of Council.</li> <li>2. Where a community wastewater system is proposed, the system shall be designed in accordance with AS/NZS1547:2008 "Onsite Wastewater Management Standards"</li> <li>3. Where no Council system is available, all allotments are provided, within their net site area, with:</li> <li>a. 1,500m<sup>2</sup> 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</li> <li>b. The applicant must demonstrate that an on-site disposal system meeting the requirements of the Regional Water and Soil Plan for Northland (or consent for discharges from the Northland Regional Council has been obtained).</li> <li>Note 1: Effluent discharges may require Resource Consent under the Regional Water and Soil Plan for Northland Regional Council to determine whether or not a Resource Consent for effluent discharge is required from the Northland Regional Council to determine whether or not a Resource Consent for effluent discharge is required from the Northland Regional Council to determine whether or not a Resource Consent for effluent discharge is required from the Northland Regional Council to determine whether or not a Resource Consent for effluent 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 Regiona</li></ul>		<ul> <li>i. Whether the capacity, available the proposed subdivision;</li> <li>ii. Whether there is sufficient lan unserviced sites;</li> <li>iii. Whether and the extent to whice complies with the provisions of been confirmed as appropriate</li> <li>iv. Whether the existing wastew connected, has sufficient capa</li> <li>v. Whether a reticulated system is so, whether it is feasible to p mains), or new pumping station to install private rising mains w</li> <li>vi. Where a reticulated system is wastewater treatment or other discharge system in accordance Regional Council;</li> <li>vii. Where a reticulated system is a temporary system is approprint Title pursuant requiring individiavailable;</li> <li>viii. Whether provision has been contaminants are not discharge system, together with any constix. The need for and extent of ar <u>Contributions</u> to achieve the at x. Whether there is a need for a l for any public wastewater utility xi. The provision of practical vehit Council for waste water purpos xii. Whether the subdivision represented for the disposal of waste</li> <li>Note 1: General assessment of the Scompliance with any of these States approval.</li> </ul>
		<ul> <li>B Cove Road North Precinct <ol> <li>Where a Council reticulated wastewater system is available: <ol> <li>Allotments may be provided, within their net site area, with a connection to the Council reticulated wastewater system; and</li> <li>Any reticulated wastewater system proposed is designed and constructed in accordance with the specific requirements of the Council wastewater system; and</li> <li>Pipelines vested with Council shall be protected by an Easement in favour of Council.</li> </ol> </li> <li>Where a community wastewater system is proposed, the system shall be designed in accordance with AS/NZS1547:2008 "Onsite Wastewater Management Standards"</li> </ol></li></ul> Note 1: Onsite effluent disposal is required to comply with the Northland Regional Plan. Applicants should contact the Northland Regional Council to determine whether or not a Resource Consent is required.	<u>B Cove Road North</u> <u>Precinct</u> <u>Restricted Discretionary</u> <u>Activity</u>	<ul> <li>B Cove Road North Precinct</li> <li>Council will restrict its discretion over application for Resource Consent:         <ol> <li>Whether the capacity, availabing the proposed subdivision;</li> <li>Whether and the extent to whice complies with the provisions of been confirmed as appropriate</li> <li>Whether the existing wastew connected, has sufficient capacity. Whether a reticulated system of so, whether it is feasible to previous mains), or new pumping station to install private rising mains with the need for and extent of an contributions to achieve the at the sufficient capacity.</li> </ol> </li> </ul>

llowing matters when considering an application for Resource Consent

bility and accessibility of the reticulated system is adequate to serve

and available for wastewater disposal on site, minimum 2,000m<sup>2</sup> for

hich the application includes the installation of all new reticulation, and s of the Kaipara District Council Engineering Standards 2011 or has ate by Council's Engineer;

water treatment and disposal system, to which the outfall will be bacity to service the subdivision;

n with a gravity outfall is provided, and where it is impracticable to do provide alternative individual pump connections (with private rising tions, complete pressure, or vacuum systems. Note: Council consent within legal roads will be required under the Local Government Act;

is not available, or a connection is impracticable, whether a suitable er disposal systems is provided in accordance with regional Rules or a ince with regional Rules or a discharge permit issued by the Northland

s not immediately available but is likely to be in the near future whether priate. Note: Consent notices may be registered against Certificates of vidual allotments to connect with the system when it does become

en made by the applicant for monitoring mechanisms to ensure rged to the environment from a suitable wastewater or other disposal nsent notices to ensure compliance;

any financial contributions in accordance with <u>Chapter 22: Financial</u> above matters;

a local purpose reserve to be set aside and vested in Council as a site lity for disposal or treatment purposes required to be provided;

hicular access from a public road to and along any area vested with oses; and

resents the best practicable option in respect of the provision that is tewater.

the Kaipara District Council Engineering Standards 2011 is undertaken e Subdivision Resource Consent application and conditions relating to Standards may be applied to the Consent as part of the engineering

## ver the following matters when considering and determining an

bility and accessibility of the reticulated system is adequate to serve

nich the application includes the installation of all new reticulation, and s of the Kaipara District Council Engineering Standards 2011 or has the by Council's Engineer;

water treatment and disposal system, to which the outfall will be bacity to service the subdivision;

n with a gravity outfall is provided, and where it is impracticable to do provide alternative individual pump connections (with private rising tions, complete pressure, or vacuum systems. Note: Council consent within legal roads will be required under the Local Government Act; any financial contributions in accordance with Chapter 22: Financial above matters;

a local purpose reserve to be set aside and vested in Council as a site lity for disposal or treatment purposes required to be provided;

		vii. <u>The provision of practical veh</u> <u>Council for waste water purpo</u>

ehicular access from a public road to and along any area vested with poses; and