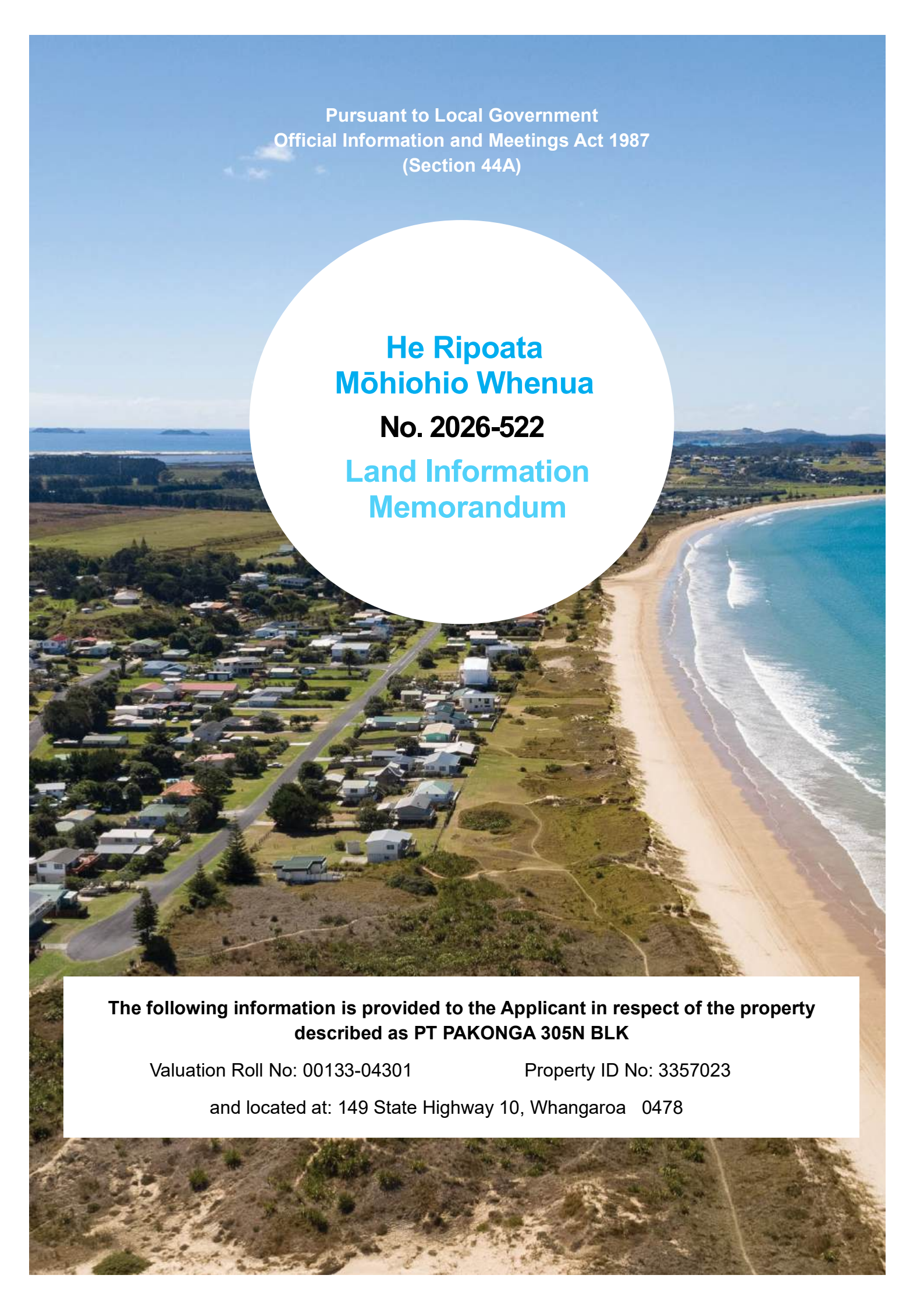


An aerial photograph of a coastal town and beach. The town is built on a green hillside overlooking a wide, sandy beach. The ocean is a vibrant blue with white waves breaking onto the shore. In the background, there are more hills and a clear blue sky.

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

**He Ripoata
Mōhiohio Whenua
No. 2026-522
Land Information
Memorandum**

**The following information is provided to the Applicant in respect of the property
described as PT PAKONGA 305N BLK**

Valuation Roll No: 00133-04301

Property ID No: 3357023

and located at: 149 State Highway 10, Whangaroa 0478

He Ripoata Mōhiohio Whenua Land Information Memorandum

LIM-2026-522

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

Date Lodged: 04-Dec-2025

Receipt No: 8666353

Issued Date: 18-Dec-2025

1. Ōu Taipitopito Personal details

Bayleys Whangarei
Attn: Hannah Casey
84 Walton Street
Whangarei 0110

Email: hannah.casey@bayleys.co.nz

2. Ngā Āhuatanga o Te Whenua Special Features or Characteristics

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

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

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

3. Te Whakapuaki Rēti mō Tētahi Ripoata Mōhiohio Whenua

Disclosure of Rates for the Purposes of a Land Information Memorandum

The Local Government Official Information and Meetings Act requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This disclosure document sets out the rate position as at the date shown below. It should be noted that this figure must not be taken as a settlement figure for the payment of outstanding rates as at the time of settlement of any purchase of the property concerned. It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and ensure that this is paid in accordance with the requirements of the Local Government (Rating) Act 2002.

Valuation Number:		00133-04301
Rate Account No:		5013464
Rates Levied for the Current Year:	\$	7,634.39
Rate Arrears:	\$	6,107.99
Date of Disclosure:		08-Dec-2025

Notes regarding Rating Units

Rating units may consist of land contained within a single certificate of title or, in the case of a farm or in certain other circumstances may consist of land contained within several certificates of title.

Rates are always calculated on the basis of a rating unit, Council has no power under the Local Government Rating Act 2002 to apportion these rates and charges to separate parts of a single rating unit. Care needs to be taken when considering any rate arrears where a LIM is issued in respect of only part of a rating unit, in particular:

Rate Arrears:

Where the LIM is provided for land that is part of a rating unit, the rate arrears and water meter charges shown above relate to the entire rating unit. It is the responsibility of the applicant to determine how to address the issue of arrears in respect of the part of the property covered by the LIM.

Postponed Rates

Where there are postponed rates on the rating unit Council will have placed a statutory land charge over the rating unit to protect Council's interest in respect of this property.

Where the rating unit in its entirety is being sold, transferred or otherwise disposed, the total postponed rates will be repayable together with all accumulated charges.

Where only part of the rating unit is being sold, transferred or otherwise disposed of, the amount of postponed rates to be repaid will depend on the relative values of the land being retained by the original owner and that portion being disposed of,

AND

Whether Council considers that the land that remains in the ownership of the original owner continues to comply with the Conditions and Criteria set out in the Rates postponement Policy. If Council is of the view that the land no longer qualifies, the total postponed rates will be repayable together with all accumulated charges. Where Council is of the view that the land does continue to qualify, the amount of the postponed rates to be repaid, together with the accumulated charges, will be determined in accordance with the provisions set out in the respective policy.

Note: Council has determined that it will add a postponement fee to the total postponed rates as set out in Section 88 of the Local Government Rating Act 2002. These fees will continue to accumulate and will become payable as set out above and/or as determined in the policy.

Local Government Rating Act Section 20

In certain circumstances some rating units are rated with land value charges only, as they fall under the criteria of the Local Government Rating Act Section 20:

Rating units in common ownership

Two or more rating units must be treated as 1 unit for setting a rate if those units are—

- a) owned by the same person or persons; and
- b) used jointly as a single unit; and
- c) contiguous or separated only by a road, railway, drain, water race, river, or stream.

If the rating unit is sold and no longer fits the criteria of the Local Government Rating Act Section 20, the rating unit will attract full rate charges from the next rating year beginning 1 July.

2022 Rating Valuation Details		00133-04301
Land Value:	\$	450,000
Improvement Value:	\$	290,000
Capital Value:	\$	740,000
Rating Value Area:		2.5670Ha

4. Ngā Whakaaetanga Consents

Resource Consents	Includes Certificates, Notices and Orders where available.	
01-May-2025	2250259-RMAOBJ/A	Objection to conditions of RC 2250259.
05-Feb-2025	2250259-RMASUB	Proposed subdivision of Pt Pakonga 305N Blk to create two additional allotments.
09-Dec-1999	2000261-RMALUC	For extension of the existing factory building, provision of a new parking area and access, erection of security fencing and landscaping.
Technical Report/s	Report Title:	Subdivision Site Suitability Engineering Report
	Report Date:	28-Nov-2024
	Entity/Person who prepared the report:	Geologix Consulting Engineers Limited
	Entity/Person who commissioned the report:	Gavin Hoult
	Purpose of the report:	To address engineering elements of natural hazards, wastewater, stormwater and water supply
	Scope of the report:	149 State Highway 10, Kaeo
	Where to access report:	Within this LIM – refer to Planning Info, RC 2250259
	Report Title:	Preliminary Site Investigation
	Report Date:	26-Jun-2024
	Entity/Person who prepared the report:	Geologix Consulting Engineers Limited
	Entity/Person who commissioned the report:	Gavin Hoult
	Purpose of the report:	To assist with resource consent application in relation to the proposed subdivision and change of use of an industrial site
	Scope of the report:	149 State Highway 10, Kaeo
	Where to access report:	Within this LIM – refer to Planning Info, RC 2250259

Monitoring	Nil	
Licenses		
WOF-2010526	Building Warrant of Fitness: Car Wreckers Yard	Expired: 30-Jun-2013

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

5. Ngā Mōhiohio Whare Building Information

Status	Date of Issue	Number	Description
Section 124 Notice Cancelled	17-Jul-2007	BC-2008-551/0	Floor level is below the level of the 29/03/07 & 10/07/07 Flood Event.
Building Consent Issued	28-Aug-2001	BC-2002-165/0	New Shed.
Building Consent Issued	14-Jan-2000	BC-1999-2644/0	Upgrade and Extend Oyster Processing Plant.
Building Consent Issued	19-Aug-1998	BC-1999-189/0	Ice Plant.
Building Permit Issued	28-Apr-1988	BP-7066901	Canopy.
Building Permit Issued	18-May-1977	BP-884489	Workshop and Storeshed for Kaeo Transport Vehicles.
Building Permit Issued	12-Feb-1971	BP-3025194	Car Port.
Building Permit Issued	25-Jun-1969	BP-2047658	Carport.
Building Permit Issued	21-Jan-1966	BP-58672	Garage.

Comments:

- See Map attached re H.A.I.L Site/s. If further clarification is required, please contact buildingcompliance@fndc.govt.nz.
- Council reserves the right to serve requisitions whenever found necessary.
- Memo attached - "Information Regarding Buildings where Council Holds no Record of Consents".
- Domestic Smoke Alarms Guidance Notes attached.

Any known outstanding issues:

BC-2002-165, BC-1999-2644 & BC-1999-189

Code Compliance Certificates not Issued

Are there any unauthorised building works known to Council?

None known

Note 1: The Building Act 2004 was implemented from 31 March 2005 and replaced the Building Act 1991. All applications for building consents are now processed under this Act. Code Compliance Certificates do not apply to building permits that were issued prior to the Building Act 1991.

Note 2: Where a Code Compliance Certificate (a "CCC") has not issued, reasons could be that the owner has not requested a final inspection, or that there is further work required to meet compliance.

Note 3: The Far North District Council does not copy building plans for Land Information Memoranda. Site and drainage plans are included if on file.

6. Ngā Tāpaetanga Whakawhanake Development Contributions

From the 1st of July 2015, Council has ceased charging Development Contributions. For the term of this Policy Council will not require Development Contributions.

7. Ngā Ratonga Utilities

a)	Drinking Water Supply	Not known
b)	Stormwater	Not Serviced
c)	Sewer	Connected

8. Ngā Whakamahinga Whenua Land Uses

Far North District Plan

Land zoned as **Industrial** and **Rural Production** under the Far North District Plan.
(Please refer to attached zone rules for Land Use and Subdivision activities).

Note: It is suggested that any queries you may have regarding any aspects of the Far North District Plan be referred to the Council's Planning Department, Ph 0800 920 029.

9. Ngā Pānui i raro i Tētahi Atu Ture e Whakaputaina ana e Tētahi Whakahaere Kāwanatanga Notices under Other Acts Notified by any Statutory Organisation

Nothing on file.

10. Ngā Pānui nā Tētahi Kaiwhakahaere Ratonga Whatunga Notices by any Network Utility Operator

Nothing on file.

11. Ngā Take Whakature Rori Road Legalisation Issues

Council cannot comment on legalisation on State Highways. Applicant to see Waka Kotahi – New Zealand Transport Agency (NZTA) for enquiries.

12. Pūmate māori Natural Hazards

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

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

Notices - Building Act 2004	• None recorded for this property.
Drought	• Property specific drought information unknown. Please refer to the Technical Report for Northland Drought Assessment within the Northland Regional Council plain language summary attached to this LIM.
Earthquake, Volcanic and Geothermal Activity	• Property specific earthquake, volcanic and geothermal activity information unknown. Please refer to the Technical Report for earthquake information within the Northland Regional Council plain language summary attached to this LIM.

- **Liquefaction Possible**
There is a probability of more than 15 percent that liquefaction-induced ground damage will be Minor to Moderate (or more) for 500-year shaking. At this stage there is not enough information to distinguish between Medium and High. More detailed assessment would be required to assign a more specific liquefaction category.
- **Liquefaction Undetermined**
A liquefaction vulnerability category has not been assigned at this stage, because there is not enough information to determine the appropriate category with the required level of confidence.

Technical Report for Regional Liquefaction Vulnerability Assessment

1. Report Title: *Regional Liquefaction Vulnerability Assessment – Far North District*
2. Report Date: *2023*
3. Entity/Person who prepared the report: *Vision Consulting Engineers*
4. Entity/Person who commissioned the report: *Far North District Council*
5. Purpose of the report: *To inform future resource management land use planning*
6. Scope of the report: *Regional*
7. Where to access report: *FNDC Website [Liquefaction Vulnerability Assessment](#)*

Erosion / Landslide	• Please refer to Section 2, Special Features or Characteristics, rows d & h.
Fire	• Property specific fire hazard information unknown.
Far North District Plan Hazards	• Flood Susceptible area, as identified in the Far North District Plan (see map and Natural Hazards chapter 12.4 included in this LIM).
Flooding	• Northland Regional Council River Flood Hazard Zone (see map). Please refer to the Technical Reports for river flood hazard catchment M06 Kaeo 2009 GHD Model Report, Kaeo 2013 GHD Model Upgrade Report & M06 Kaeo 2021 WaterTech Model Report within the Northland Regional Council plain language summary attached to this LIM. • Northland Regional Council Coastal Flood Hazard Zone (see map). Please refer to the Technical Reports for coastal flood hazard within the Northland Regional Council plain language summary attached to this LIM. • Far North District Council Hazard Register zone identified as “Flooding”. The nature and severity of this hazard is not identified, and independent expert advice should be sought if additional information is needed.
Sedimentation	• Property specific sedimentation information unknown.
Subsidence	• Please refer to Section 2, Special Features or Characteristics, row g.
Tsunami	• Tsunami Inundation Green Zone – Safe Area. Please refer to the Technical Report for tsunami evacuation zone and safe zone map within the Northland Regional Council plain language summary attached to this LIM.
Wind	• Property specific wind information unknown.

13. Ētahi Atu Mōhiohio

Other Information

See Kiwi Distribution Zone map and Advice note attached.

The Far North District Council is planning a number of new infrastructure projects across the district. When these projects are completed, the rates for the property subject to this Land Information Memorandum report may increase. These projects, and any associated estimated rates increase, are reported on in the most recent Far North District Council Long Term Plan or Annual Plan document.

Norman

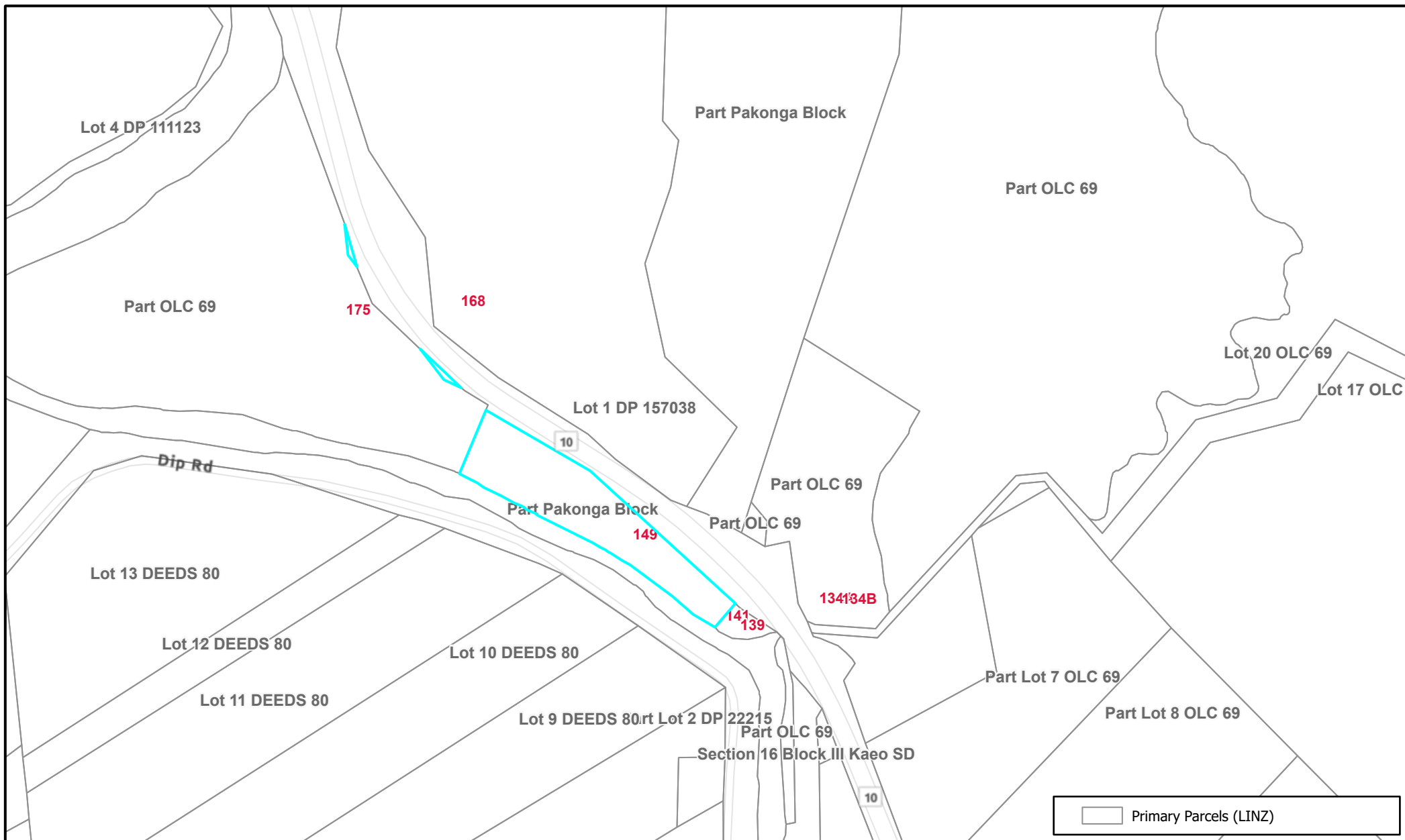
C NORMAN

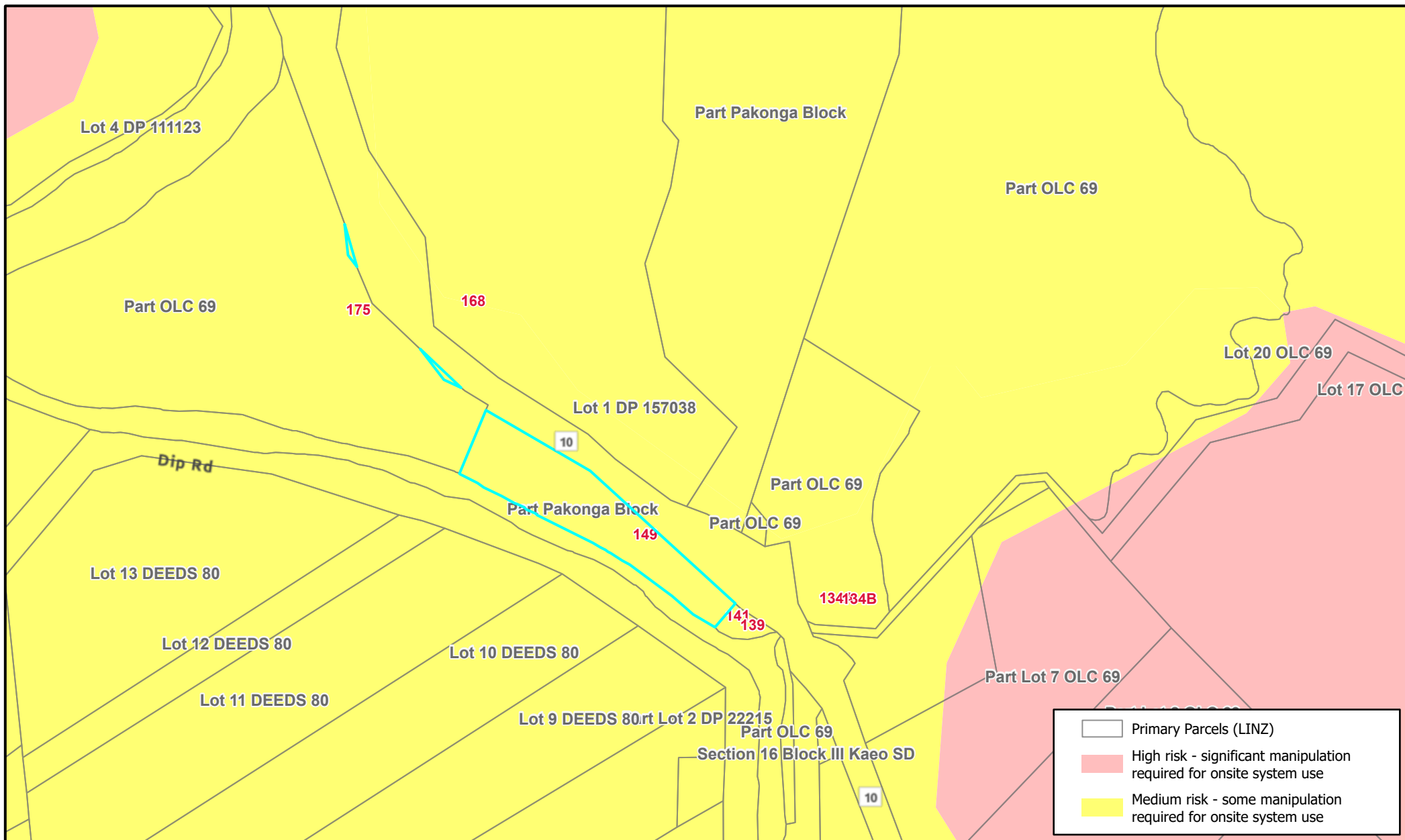
PROPERTY INFORMATION

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

Disclaimer

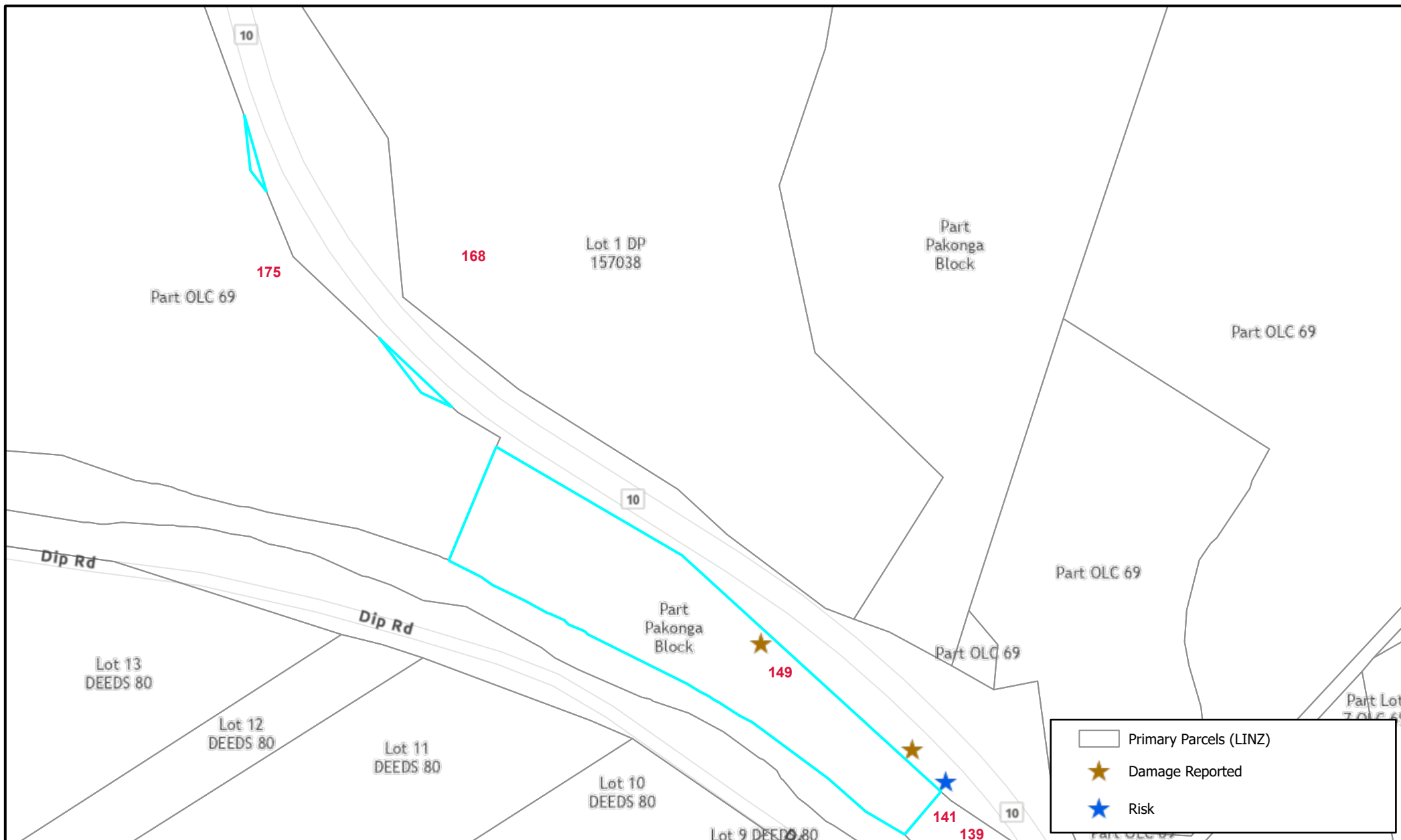
The information in this Memorandum is provided for the use of the applicant alone and is not to be relied on by any third party. The Council assumes no responsibility to any person other than the applicant. Where information has been supplied to Council by a third party it cannot guarantee the accuracy of that information, and it is supplied on the understanding that no liability shall arise or be accepted by the Council for any error contained there.





DISCLAIMER:

While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.



139_SH_10

Inspection 06Miscellaneous

Address 139_SH_10

Community Miscellaneous

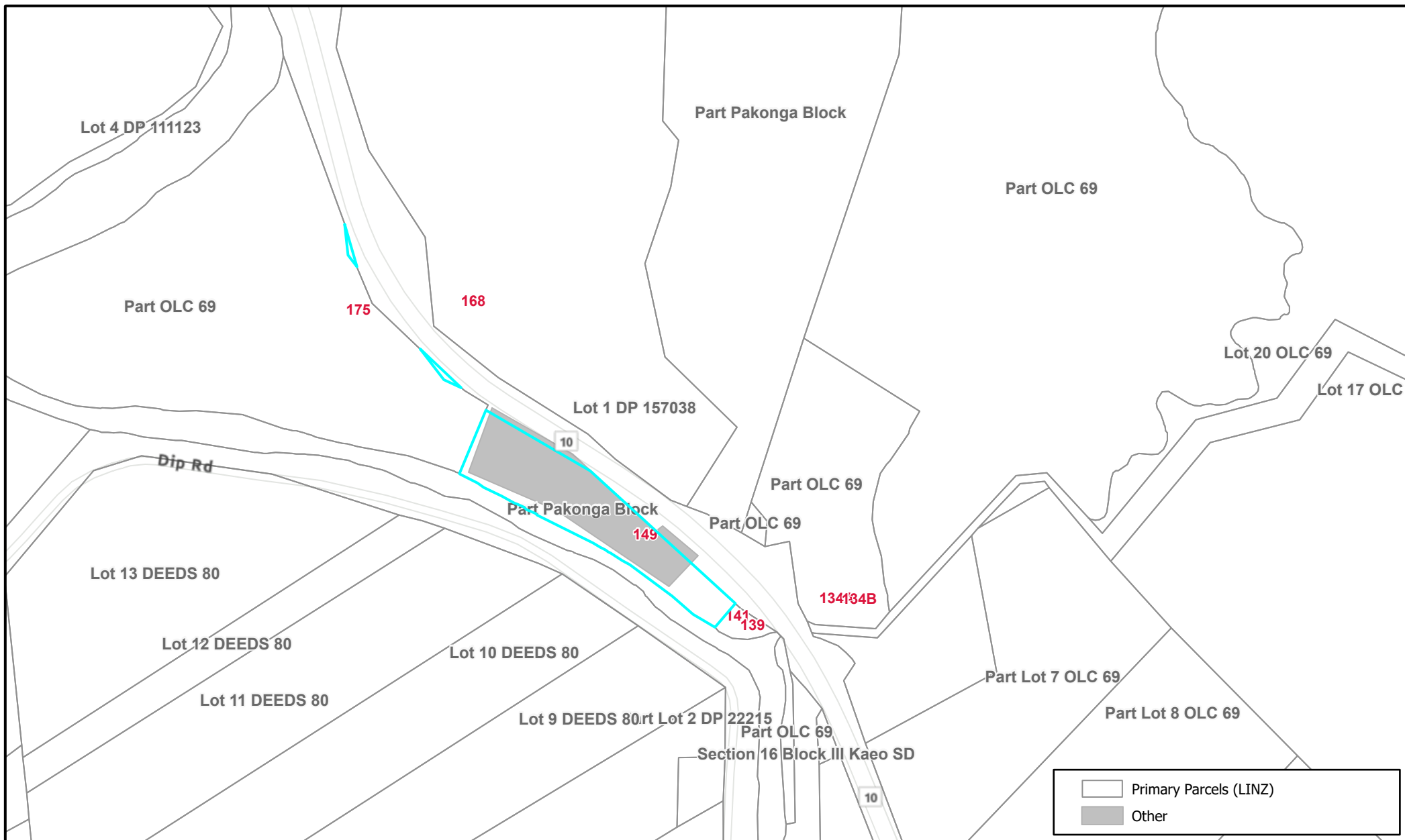
Classification Damage Reported

Notes

Damage reported Flood damage

Source

Date March 2007

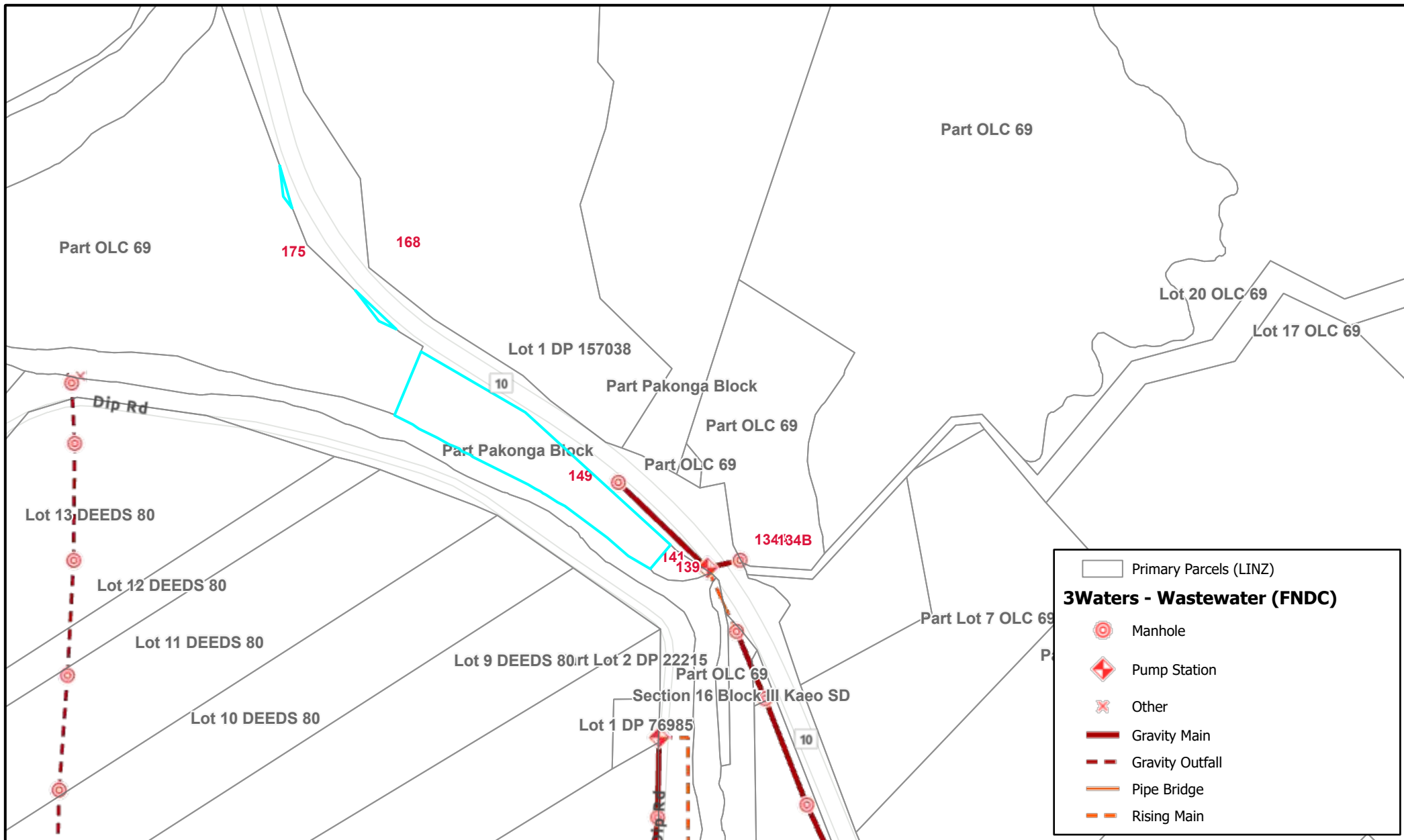


H.A.I.L. (NRC) - Selected land use

IRISID SLU.802817

Classification Verified HAIL: Risk not quantified

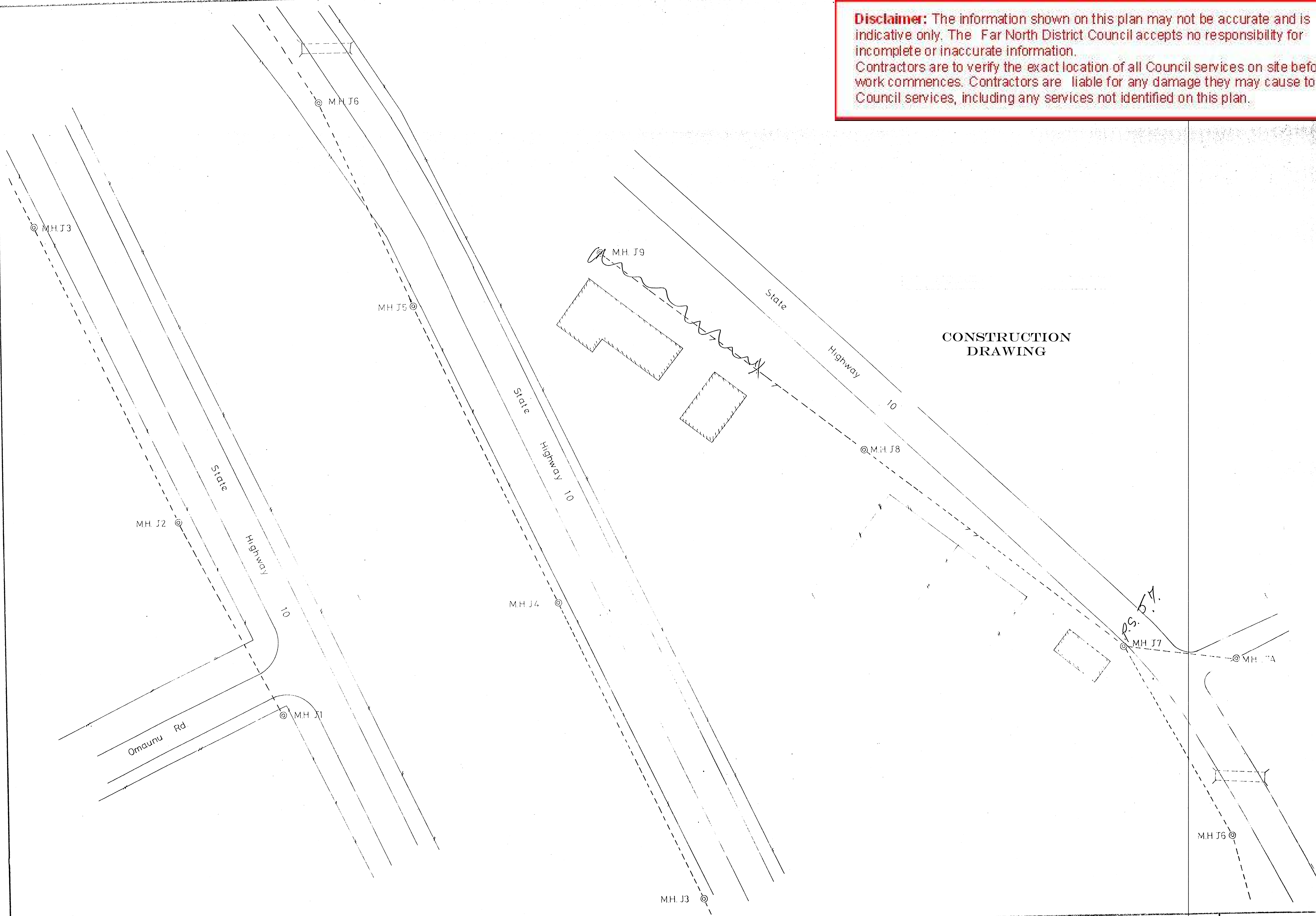
Hail A4. Corrosives including formulation or bulk storage, G4. Scrap yards
categories including automotive dismantling and wrecking, F7. Service stations

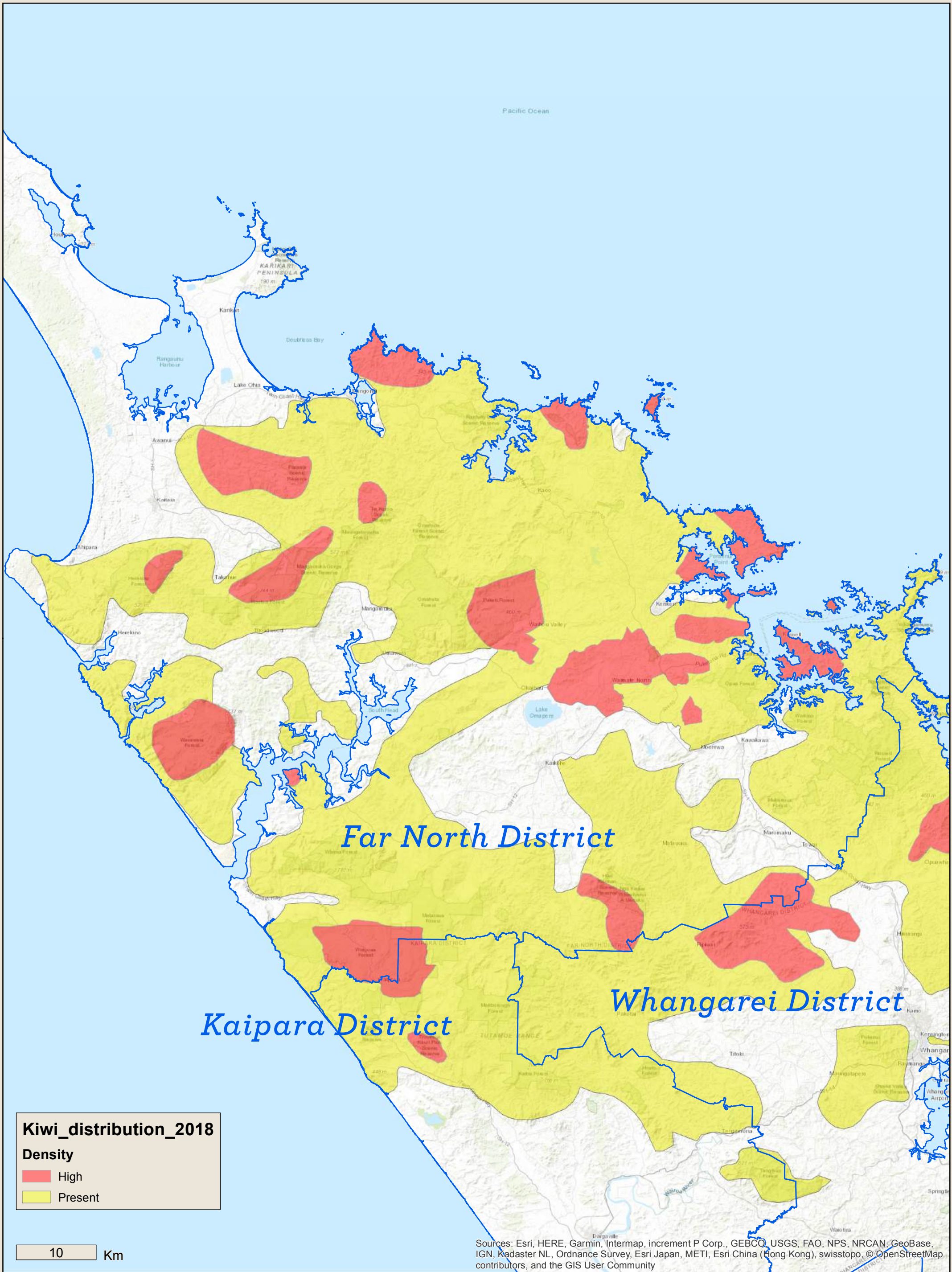


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Disclaimer: The information shown on this plan may not be accurate and is indicative only. The Far North District Council accepts no responsibility for incomplete or inaccurate information. Contractors are to verify the exact location of all Council services on site before work commences. Contractors are liable for any damage they may cause to Council services, including any services not identified on this plan.





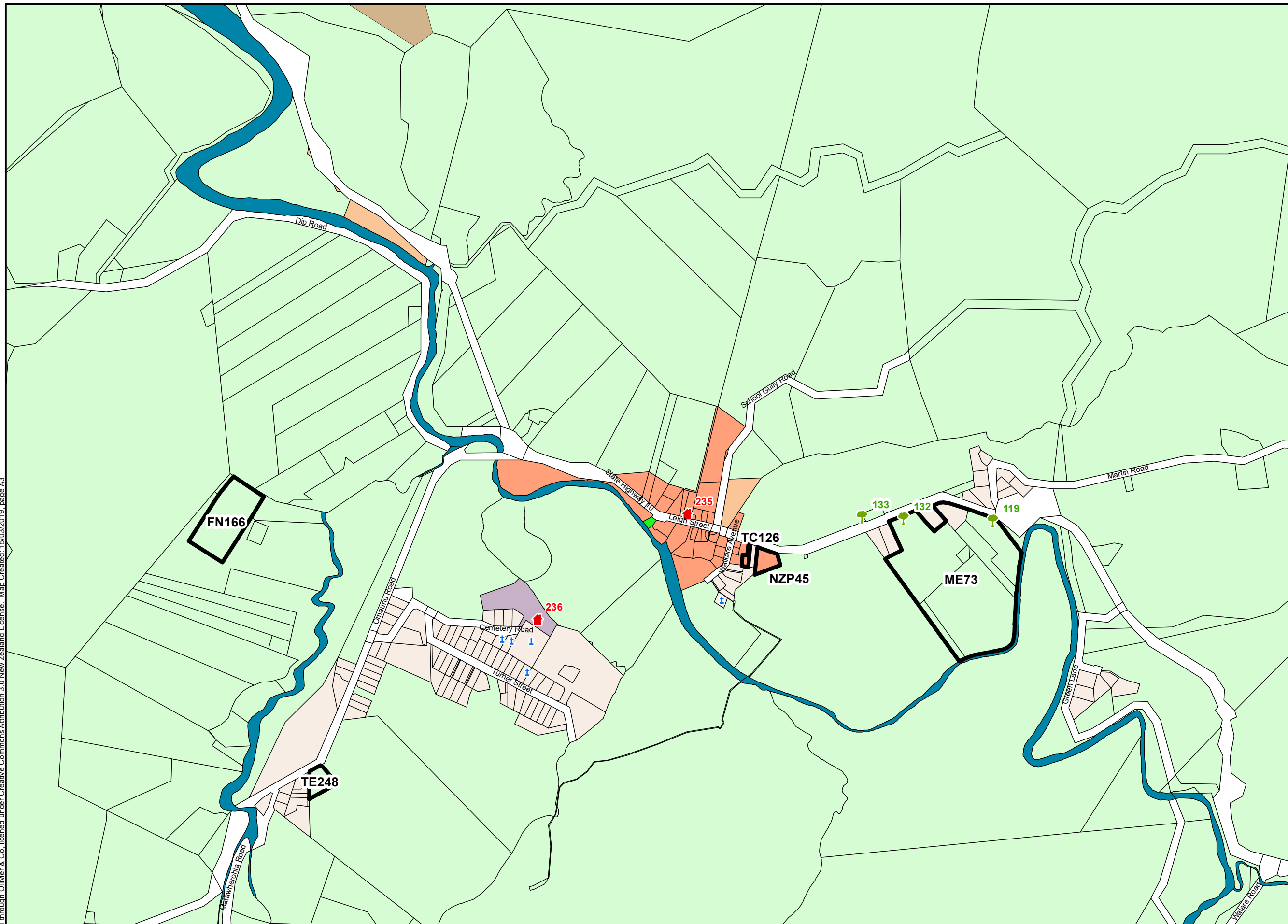
High density kiwi and kiwi present areas

The council has Department of Conservation maps showing “kiwi present” and “high density kiwi” zones within Northland. Call count monitoring and survey data, kiwi distribution known by Northland kiwi practitioners and landowner reports have all contributed to the development of the maps. These maps are in general terms and are drawn at a large scale and this limits the precision. They should be seen as a guide.

Important Note - The property that is the subject of this LIM is within an identified kiwi present, or high density kiwi area. Please check the record of title for the property, and any resource consents applying to the property, for anything restricting or prohibiting the keeping of cats and dogs and mustelids (kiwi predators). Where such a restriction exists, the property owner must abide by that restriction. You can obtain a copy of the record of title by undertaking a title search through [Land Record Search | Toitū Te Whenua - Land Information New Zealand \(linz.govt.nz\)](https://www.linz.govt.nz/land-record-search)

Where there is no existing restriction applying, property owners can help by voluntarily taking measures to minimise the risk to kiwi from predation by dogs and cats, either by not having any cats and/or dogs on the site, or where there are cats and/or dogs, by taking practicable steps to keep them under control, especially at night and especially when there are likely to be chicks and juvenile kiwi present.

Further information can be obtained about kiwi areas and predator risk from the Department of Conservation.



Zone

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

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

15	16	64	68
	67	70	17
20	21	73	22

Map Index
Map 73
KAE0



Far North District Plan - Zone Maps



0 200 400 600
m
Scale: 1:10,000

DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

7 URBAN ENVIRONMENT

CONTEXT

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

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

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

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

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

7.1 ISSUES

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

7.2 ENVIRONMENTAL OUTCOMES EXPECTED

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

7.3 OBJECTIVES

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

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

7.4 POLICIES

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

7.5 METHODS OF IMPLEMENTATION

DISTRICT PLAN METHODS

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

- 7.5.4 Financial contributions (**Chapter 14**), towards provision car parking associated with non-residential activities and esplanade areas may be required. The amount of contribution will take account of the need for such services (**Policy 7.4.3**).
- 7.5.5 Land suitable for urban expansion is identified in the **Zone Maps (Policy 7.4.5)** and also in structure plans e.g. the **Watea Structure Plan (Section 18.2)**.

OTHER METHODS

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

COMMENTARY

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

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

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

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

Impermeable surfaces are inevitable as development continues to occur in the Far North District. Impermeable surfaces generate stormwater run-off that can contribute to flooding, erosion and the release of contaminants into waterways. The use of Low Impact Design principles can reduce the run-off volume and velocity, and filter contaminants. People and communities need to be considerate of the benefits of development that uses Low Impact Design principles.

7.8 INDUSTRIAL ZONE

CONTEXT

The Industrial Zone includes the existing areas of industrial activity in the District and provides for the expansion of industry in these areas. By identifying a separate Industrial Zone, the Council is indicating that the effects of industrial activities are able to be managed most effectively if the activities that give rise to the effects are grouped together.

Thus, the Industrial Zone enables industrial and other activities to establish in areas where the effects of the activities are mutually compatible. These effects will be appropriate to the industrial character and amenity of the zone and differ from the standards that are appropriate in other urban zones.

7.8.1 ISSUES

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

- 7.8.1.1 Industrial activities contribute to the ability of the communities to provide for their needs, but have the potential to cause adverse effects on the environment generally and in particular on the character and amenity values of areas of non-industrial activities.
- 7.8.1.2 The viability and convenience to the community of areas that are predominantly industrial or that are identified as potentially industrial can be adversely affected by development that does not have an industrial character, scale and intensity.

7.8.2 ENVIRONMENTAL OUTCOMES EXPECTED

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

- 7.8.2.1 Industrial areas contributing a wide range of activities that are mutually compatible in terms of their environmental effects, and which contribute to the needs and well being of the people of the District.
- 7.8.2.2 Environmental controls that take account of the needs of industry but also ensure that the amenity of adjacent areas, and the sustainability of natural and physical resources in the District, is safeguarded.

7.8.3 OBJECTIVES

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

- 7.8.3.1 To avoid, remedy or mitigate adverse effects of new industrial activities on existing activities in the Industrial zone, and on activities on adjoining land, and on the natural and physical resources of the District.

7.8.4 POLICIES

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

- 7.8.4.1 That the Industrial Zone be applied to those areas in which industry is a significant activity and where expansion or intensification of the industrial character can be accomplished without damage to the environment.
- 7.8.4.2 That the range of activities provided for in the Industrial zone be limited only by the acceptability of the effects generated by the particular activity in relation to other activities in the zone.
- 7.8.4.3 That standards be applied that protect visual and environmental amenity within the Industrial zone, and the amenity of adjacent zones.
- 7.8.4.4 All activities should provide for a stormwater disposal system incorporating Low Impact Design principles, particularly for car park and landscaped areas.
- 7.8.4.5 That stormwater disposal systems do not result in suspended solids, industrial by-products, oil, or other contaminated substance or waste entering the stormwater collection system in concentrations that are likely to pose an immediate or long term hazard to human health or the environment.

COMMENTARY

The reason for establishing the Industrial Zone is to provide a degree of certainty to the community. Industrial activities can have effects that are not appropriate or acceptable in areas of predominantly non-industrial activities. The creation of the Industrial Zone provides guidance as to where the community considers the type of effects typically generated by industrial activity would be appropriate.

The objectives and policies of the Industrial Zone reflect the pattern of existing industrial activity in the District. They provide flexibility for the development of new activities in areas where the activities have similar levels of acceptance of the effects generated by industrial activity.

There are roads within the District that have comparatively high levels of vehicle use (over 1000 vehicle movements per day). These require particular consideration in terms of the management of traffic effects.

7.8.5 ZONE RULES

Activities in the Industrial zone must comply not only with the zone rules but also with the relevant rules in **Part 3 of the Plan - District Wide Provisions**. An activity may be permitted by the zone rules but may require a resource consent because it does not comply with one or more of the rules in **Part 3**.

Particular attention is drawn to:

- (a) **Chapter 12 Natural and Physical Resources** (and the **District Plan Maps**);
- (b) **Chapter 13 Subdivision**;
- (c) **Chapter 14 Financial Contributions**;
- (d) **Section 15.1 Traffic, Parking and Access**;
- (e) **Chapter 16 Signs and Lighting**;
- (f) **Chapter 17 Designations and Utility Services** (and the **Zone Maps**).

7.8.5.1 PERMITTED ACTIVITIES

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

- (a) it complies with the standards for permitted activities set out in **Rules 7.8.5.1.1 to 7.8.5.1.10** below; and
- (b) it complies with the relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**. Particular attention is drawn to **Section 12.8 Hazardous Substances**.

7.8.5.1.1 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on the nearest site boundary which adjoins a Residential, Coastal Residential, Russell Township, Rural Living or Coastal Living zones (refer to definition of Recession Plane in **Chapter 3 - Definitions**), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.

7.8.5.1.2 VISUAL AMENITY AND ENVIRONMENTAL PROTECTION

- (a) Along boundaries adjoining any zone other than the Commercial or Industrial Zone, outdoor areas providing for activities such as parking, loading, outdoor storage and other outdoor activities associated with non-residential activities on the site shall be screened from adjoining sites by landscaping, wall/s, close boarded fence/s or trellis/es or a combination thereof. They shall be of a height sufficient to wholly or substantially separate these areas from the view of neighbouring properties. Structures shall be at least 1.8m in height, but no higher than 2.0m, along the length of the outdoor area. Where such screening is by way of landscaping it shall be a strip of vegetation which has or will attain a minimum height of 1.8m for a minimum depth of 2m.
- (b) At least 50% of that part of the site between the road boundary and a parallel line 6m therefrom, where it is not occupied by buildings, shall be landscaped.
- (c) Any landscaping required by these rules shall remain on the site for the duration of the activity and be maintained, and if such landscaping dies, or becomes diseased or damaged, shall be replaced.

Note: It is recommended that any landscaping required by these rules shall incorporate Low Impact Design principles to retain, treat and/or dispose of stormwater generated on the site.

7.8.5.1.3 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES

Any new residential activity involving permanent or non-permanent accommodation shall be developed in such a way that the attenuation of noise between any boundary and living room is no less than 20 dB, and between any boundary and any room used for sleeping is no less than 30 dB. In the absence of forced ventilation or air-conditioning, these reductions shall be achieved with any exterior windows open.

Council will require an acoustic design report prepared by a suitably qualified and experienced person demonstrating compliance with this requirement prior to issuing any Certificate of Compliance under s139 of the Act.

7.8.5.1.4 TRANSPORTATION

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

7.8.5.1.5 KEEPING OF ANIMALS

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

7.8.5.1.6 NOISE

(a) All activities within the zone shall be conducted so that noise measured at any point within any other site in the zone shall not exceed:

0700 to 2200 hours 65 dBA L₁₀
2200 to 0700 hours 55 dBA L₁₀ and
80 dBA L_{max}

(b) All activities within the zone shall be conducted so as to ensure that noise measured at any point within any site in the Residential, Coastal Residential or Russell Township Zone or at and within the notional boundary of any other dwelling in any other rural or coastal zone shall not exceed:

0700 to 2200 hours 55 dBA L₁₀
2200 to 0700 hours 45 dBA L₁₀ and
70 dBA L_{max}

Noise Measurement and Assessment:

Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound".

The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling

Construction Noise:

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

7.8.5.1.7 SETBACK FROM BOUNDARIES

The minimum building setback from State Highways and arterial roads shall be 2m.

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

Note: This rule does not apply to the below ground components of wastewater disposal systems. However, provisions in **Chapter 12.7 – Lakes Rivers Wetlands and the Coastline** still apply to below ground components of wastewater treatment systems.

Attention is also drawn to the *TP58 On-site Wastewater Systems: Design and Management Manual* and the Regional Water and Soil Plan for Northland, as consent may be required.

7.8.5.1.8 BUILDING HEIGHT

The maximum height of buildings in the Industrial Zone at Opua (refer **Map 92**) is 12m. This restriction does not apply elsewhere in the Industrial Zone.

7.8.5.1.9 STORMWATER

The disposal of collected stormwater from the roof of all new buildings and new impervious surfaces provided that the activity is within an existing consented urban stormwater management plan or discharge consent.

7.8.5.1.10 HELICOPTER LANDING AREA

A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

7.8.5.2 CONTROLLED ACTIVITIES

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

- (a) it complies with all of the standards for permitted activities except for any one of the following **Rules 7.8.5.1.1 Sunlight, 7.8.5.1.4 Transportation and 7.8.5.1.9 Stormwater** above; and
- (b) it complies with **Rules 7.8.5.2.1 Sunlight, 7.8.5.2.2 Transportation and 7.8.5.2.3 Stormwater** below; and
- (c) it complies with the relevant standards for permitted or controlled activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council must approve an application for a land use consent for a controlled activity but it may impose conditions on that consent.

7.8.5.2.1 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 3m vertically above ground level on the nearest site boundary which adjoins a Residential, Coastal Residential, Russell Township, Coastal Living or Rural Living Zone (refer to definition of Recession Plane in **Chapter 3 - Definitions**).

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

- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;
- (b) the location and proximity of adjacent residential units, and the outdoor space used by those units;
- (c) the ability to mitigate any adverse effects of loss of sunlight;
- (d) the extent to which adjoining residential activities will be adversely affected by the length of any building on or near the common boundary.

7.8.5.2.2 TRANSPORTATION

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

7.8.5.2.3 STORMWATER

The disposal of collected stormwater from the roof of all new buildings and new impervious surfaces provided that:

- (a) where the means of disposal of collected stormwater will be by the way of piping to an approved outfall, each allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross-lease; and
- (b) the stormwater collection system shall be designed to avoid any contaminants stored or used on the site from being entrained in any stormwater discharge unless that stormwater is discharged through a stormwater interceptor system; and
- (c) the site is managed such that the concentration of contaminants in stormwater leaving the site do not pose an immediate or long term hazard to human health or the environment.

Note: In order to meet the conditions listed above it is strongly recommended that the stormwater collection system be designed in accordance with the onsite volume control practices as contained in “*Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual*”, Auckland Regional Council (2003).

7.8.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

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

- (a) it does not comply with any one of the following **Rules 7.8.5.1.2 Visual Amenity and Environmental Protection; 7.8.5.1.3 Noise Mitigation for Residential Activities; 7.8.5.1.6 Noise; 7.8.5.1.7 Setback From Boundaries; 7.8.5.2.1 Sunlight** and/or **7.8.5.2.2 Transportation** as set out above; but
- (b) it complies with all of the other rules for permitted and controlled activities under **Rules 7.8.5.1** and **7.8.5.2**; and
- (c) it complies with **Rule 7.8.5.3.1 Transportation; 7.8.5.3.2 Visual Amenity and Environmental Protection; 7.8.5.3.3 Noise Mitigation for Residential Activities; 7.8.5.3.4 Noise; 7.8.5.3.5 Setbacks from Boundaries** and **7.8.5.3.6 Sunlight** below; and
- (d) it complies with the relevant standards for permitted, controlled or restricted discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council may approve or refuse an application for a restricted discretionary activity, and it may impose conditions on any consent.

In assessing an application for a restricted discretionary activity the Council will restrict the exercise of its discretion to the specific matters listed for each rule below, or where there is no rule, to the specific matters listed below under the appropriate heading.

7.8.5.3.1 TRANSPORTATION

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

7.8.5.3.2 VISUAL AMENITY AND ENVIRONMENTAL PROTECTION

In assessing an application resulting from a breach of **Rule 7.8.5.1.2 Visual Amenity and Environmental Protection** the matters to which the Council will restrict its discretion are:

- (a) the visual effect on property in the vicinity of the proposed industrial development;
- (b) the scale and nature of the landscaping and the measures necessary for its maintenance.

7.8.5.3.3 NOISE MITIGATION FOR RESIDENTIAL ACTIVITIES

In assessing an application resulting from a breach of **Rule 7.8.5.1.3 Noise Mitigation for Residential Activities** the matters to which the Council will restrict its discretion are:

- (a) the degree of noise attenuation achieved by the residential activity, taking into account the risk of exposure to noise from activities in the vicinity;
- (b) the hours of operation of the adjoining activity that is generating the noise;
- (c) the timing and duration of the noise from adjoining sites that is affecting the site of the application.

7.8.5.3.4 NOISE

In assessing a breach of **Rule 7.8.5.1.6 Noise** the matters to which the Council will restrict its discretion are:

- (a) the character, level and duration of noise from any activity as received at the boundary, or notional boundary of another site;
- (b) the hours of operation in relation to the surrounding environment;
- (c) the effectiveness of any noise mitigation measures proposed.

7.8.5.3.5 SETBACK FROM BOUNDARIES

In assessing an application resulting from a breach of **Rule 7.8.5.1.7 Setback from Boundaries** the matters to which the Council will restrict its discretion are:

- (a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;
- (b) the extent to which the building(s) restricts visibility for access and egress of vehicles;
- (c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;
- (d) the extent to which provision has been made to enable and facilitate all building maintenance and construction activities to be contained within the boundaries of the site;
- (e) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

7.8.5.3.6 SUNLIGHT

In assessing an application resulting from a breach of **Rule 7.8.5.2.1 Sunlight** the matters to which the Council will restrict its discretion are the same as those listed under **Rule 7.8.5.2.1** above.

7.8.5.4 DISCRETIONARY ACTIVITIES

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

- (a) it does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone as set out under **Rules 7.8.5.1; 7.8.5.2 and 7.8.5.3** above, but
- (b) it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council may impose conditions of consent on a discretionary activity or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under **Chapter 11**.

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

7.8.5.4.1 HELICOPTER LANDING AREA

A helicopter landing area within 200m of the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

8 RURAL ENVIRONMENT

CONTEXT

The majority of the land in the Far North is, and will remain, rural, where rural production is the main activity but there are distinct differences in rural character and amenity across the various rural areas. There is also a greater sense of nature and of open space in the rural environment than in the more densely settled areas.

Much of the rural environment is also coastal. The Act places particular responsibilities on councils to preserve the natural character of the coastal environment and for this reason it is differentiated from that part of the rural environment that does not have a significant coastal character.

Because of the lower density of development in the rural area and generally larger site sizes, there is a perception that the likelihood of adverse effects occurring from activities is less than it may be in more densely settled areas, or at least that adverse effects are more easily “absorbed” within the site.

The consequence is that controls on activities in the rural environment generally enable a wide range of complementary rural activities to occur whilst avoiding, remedying, or mitigating any adverse effects on the environment. The various zone provisions supported by other controls in **Part 3 of the Plan – District Wide Provisions** are designed to protect the natural and physical resources of the rural environment.

However, the rural land resource is also sometimes preferred by developers as an alternative location to establish industrial and commercial activities, especially on approach roads, relatively close to existing urban settlements. This can result in cumulative effects and impact on the efficient delivery of infrastructure. Zone provisions are designed to allow for activities that do not detract from the amenity values associated with the rural environment’s attributes and character and that further contribute to the efficient use of the District’s physical resources such as infrastructure.

The character of the rural environment is constantly changing. These changes are largely in response to economic imperatives. They take the form of changes in farming and forestry practices and the type of productive activities that take place on the land, hence the zone name “Rural Production”. They also result in the expansion of rural residential living on relatively small rural lots in some areas. Conflicts between land uses can arise due to these changes. For example, where countryside living occurs, the effects of odour, spraydrift and noise on residents becomes an issue. The Plan is designed to take account of the likely pressures for and consequences of change in the rural environment including settlement patterns for rural villages.

8.1 ISSUES

- 8.1.1 The subdivision, use and development of rural land can have adverse effects on the environment.
- 8.1.2 The requirement of the Plan to be effects-based places emphasis on the need to define effects and the minimum standards to be applied to those effects.
- 8.1.3 The loss of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a result of land use activities in the rural environment.
- 8.1.4 The effects of activities within the rural environment and between the rural and urban environments are not always compatible. The management of the effects of the change in activities which occur within the rural environment and on the rural-urban fringe as a result of the expansion of urban areas onto rural land is an issue.
- 8.1.5 The requirement to sustainably manage rural resources has implications both for the use of land and for its subdivision.
- 8.1.6 The effects of inappropriate subdivision, use and development on outstanding natural features and landscapes.
- 8.1.7 There is a risk that adverse environmental effects can result from incompatible activities located close together, including cumulative effects in near urban areas.
- 8.1.8 Inappropriate subdivision, use and development can adversely impact on the amenity values of the rural environment
- 8.1.9 Activities and services that have a functional relationship with rural production may be more efficient and appropriate to establish within the rural environment rather than more densely settled areas.

- 8.1.10 Inappropriate use and development along approach roads to town centres and domestic airports can adversely impact on prevailing character and amenity values.
- 8.1.11 Loss of rural production land due to development pressure from non-rural activities.

8.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 8.2.1 A rural environment where natural and physical resources are managed sustainably.
- 8.2.2 A rural environment in which a wide variety of activities is enabled, consistent with safeguarding the life supporting capacity of air, water, soil and ecosystems.
- 8.2.3 A dynamic rural environment which is constantly changing to meet the social and economic needs of the District's communities through the sustainable management of natural and physical resources.
- 8.2.4 The maintenance of areas of significant indigenous vegetation and significant habitats of indigenous fauna including aquatic habitats, and an increase in such areas that are formally protected.
- 8.2.5 Adverse effects arising from potentially incompatible activities are avoided, remedied or mitigated.
- 8.2.6 The maintenance of values associated with outstanding natural features and landscapes in the rural environment.
- 8.2.7 A rural environment where change is acknowledged whilst amenity values are maintained and enhanced to a level that is consistent with the productive intent of the zone

8.3 OBJECTIVES

- 8.3.1 To promote the sustainable management of natural and physical resources of the rural environment.
- 8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.
- 8.3.3 To avoid, remedy or mitigate the adverse and cumulative effects of activities on the rural environment.
- 8.3.4 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.
- 8.3.5 To protect outstanding natural features and landscapes.
- 8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.
- 8.3.7 To promote the maintenance and enhancement of amenity values of the rural environment to a level that is consistent with the productive intent of the zone.
- 8.3.8 To facilitate the sustainable management of natural and physical resources in an integrated way to achieve superior outcomes to more traditional forms of subdivision, use and development through management plans and integrated development.
- 8.3.9 To enable rural production activities to be undertaken in the rural environment.
- 8.3.10 To enable the activities compatible with the amenity values of rural areas and rural production activities to establish in the rural environment.

8.4 POLICIES

- 8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.
- 8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded and rural productive activities are able to continue.
- 8.4.3 That any new infrastructure for development in rural areas be designed and operated in a way that safeguards the life supporting capacity of air, water, soil and ecosystems while protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding natural features and landscapes.

- 8.4.4 That development which will maintain or enhance the amenity value of the rural environment and outstanding natural features and outstanding landscapes be enabled to locate in the rural environment.
- 8.4.5 That plan provisions encourage the avoidance of adverse effects from incompatible land uses, particularly new developments adversely affecting existing land-uses (including by constraining the existing land-uses on account of sensitivity by the new use to adverse affects from the existing use – i.e. reverse sensitivity).
- 8.4.6 That areas of significant indigenous vegetation and significant habitats of indigenous fauna habitat be protected as an integral part of managing the use, development and protection of the natural and physical resources of the rural environment.
- 8.4.7 That Plan provisions encourage the efficient use and development of natural and physical resources, including consideration of demands upon infrastructure.
- 8.4.8 That, when considering subdivision, use and development in the rural environment, the Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats (including freshwater habitats), outstanding natural features and landscapes on the amenity value of the rural environment, and where appropriate on natural character of the coastal environment, are avoided, remedied or mitigated. Consideration will further be given to the functional need for the activity to be within rural environment and the potential cumulative effects of non-farming activities.

8.5 METHODS OF IMPLEMENTATION

DISTRICT PLAN METHODS

- 8.5.1 Policies will be implemented through the pattern of zoning and zone rules and through the rules relating to subdivision (**Chapter 13**).
- 8.5.2 Integrated development is provided for in the rules to promote innovative land uses, and to enable tangata whenua to utilise ancestral land.
- 8.5.3 Financial contributions (refer **Chapter 14**) towards provision of car parking associated with non-residential activities and esplanade areas may be required. The amount of contribution will take account of the need for such services.
- 8.5.4 Protection and enhancement of indigenous flora and fauna is provided for in **Section 12.2**.
- 8.5.5 Protection and enhancement of outstanding natural features and landscapes is provided for in **Section 12.1**.

OTHER METHODS

- 8.5.6 Non regulatory methods including education, publicity and incentives that encourage activities that are compatible with the surrounding environment.
- 8.5.7 Education is an important method. The Council will provide information to landowners and the public generally about sustainable management of the rural environment.
- 8.5.8 Liaison with the Northland Regional Council concerning education, co-ordination of work programmes, policy development and plan administration.
- 8.5.9 Incentives will be made available to assist landowners to protect areas of significant indigenous vegetation and habitats of indigenous fauna.
- 8.5.10 In conjunction with the Northland Regional Council, explore the feasibility of setting up a register of contractors who are specially trained in good environmental practices and licensed to carry out their work in accordance with approved codes of practice. Work undertaken by a licensed contractor that complies with the relevant Code of Practice would not require a property-specific resource consent.
- 8.5.11 The Council will promote the use of Low Impact Design principles to reduce site impermeability and provide education material to increase awareness.

COMMENTARY

The objectives, policies and methods of the rural environment are intended to give effect to the purpose of the Act. They also take account of the particular nature of the rural environment of the district. Accordingly emphasis is placed on enabling a wide range of activities to take place, limited only by the need to ensure that environmental quality is maintained.

Impermeable surfaces are inevitable as development continues to occur in the Far North District. Impermeable surfaces generate stormwater run-off that can contribute to flooding, erosion and the release of contaminants into waterways. The use of Low Impact Design principles can reduce the run-off volume and velocity, and filter contaminants. People and communities need to be considerate of the benefits of development that uses Low Impact Design principles.

8.6 RURAL PRODUCTION ZONE

CONTEXT

The Rural Production Zone applies over the majority of the rural part of the District other than those areas defined as Coastal, Rural Living or set aside for Recreation, Conservation or Minerals. The zone is predominantly a working productive rural zone, hence its name.

The zone contains environmental and amenity standards which will enable the continuation of the wide range of existing and future activities, compatible with normal farming and forestry activities, and with rural lifestyle and residential uses, while ensuring that the natural and physical resources of the rural area are managed sustainably. Activities that are ancillary to farming or forestry may also have a functional need to be within the rural environment, however, such rural processing and servicing activities may be less compatible in more intensively settled locations. The standards in the Rural Production Zone are also aimed at enabling farming and activities ancillary to rural production whilst maintaining and enhancing amenity values associated with the rural environment, and at minimising the likelihood and risk of incompatible land uses establishing in proximity to each other.

The provisions of the Rural Production Zone are complemented by the subdivision rules and the general rules relating to protection of environmental matters such as landscapes and indigenous flora and fauna, and having regard to amenity values.

The zone contains specific amenity standards designed to protect the special amenity values of the frontage to Kerikeri Road between SH10 and the urban edge of Kerikeri.

8.6.1 ISSUES

These issues supplement those set out in **Section 8.1**.

- 8.6.1.1 People who are dependant on the use of land in the Rural Production Zone for their livelihood can be adversely affected by controls designed to ensure sustainable management of natural and physical resources.
- 8.6.1.2 The sustainable management of natural and physical resources in the Rural Production Zone could be under threat in the absence of controls designed to avoid, remedy or mitigate the adverse effects of activities, including cumulative effects.
- 8.6.1.3 The use of land for rural production activities can be adversely affected by the establishment of incompatible activities.
- 8.6.1.4 Inappropriate subdivision, land use and development in the Rural Production Zone can lead to adverse cumulative effects, the degradation of amenity values, as well as increase conflict with existing activities (reverse sensitivity).
- 8.6.1.5 Some activities and services have a functional need to be located in rural environments so as to enable rural productivity and contribute to the well-being of individuals and communities.

8.6.2 ENVIRONMENTAL OUTCOMES EXPECTED

These outcomes supplement those set out in **Section 8.2**.

- 8.6.2.1 A Rural Production Zone where a wide variety of activities take place in a manner that is consistent with the sustainable management of natural and physical resources and compatible with the productive intent of the zone.
- 8.6.2.2 A Rural Production Zone which enables the social, economic and cultural well-being of people and communities, and their health and safety, while safeguarding the life supporting capacity of the environment and avoiding, remedying or mitigating adverse effects on it.
- 8.6.2.3 A Rural Production Zone where the adverse cumulative effects of activities are managed and amenity values are maintained and enhanced.
- 8.6.2.4 A Rural Production Zone where the adverse effects of incompatible activities are avoided, remedied or mitigated.

8.6.3 OBJECTIVES

These objectives supplement those set out in **Section 8.3**.

- 8.6.3.1 To promote the sustainable management of natural and physical resources in the Rural Production Zone.
- 8.6.3.2 To enable the efficient use and development of the Rural Production Zone in a way that enables people and communities to provide for their social, economic, and cultural well being and for their health and safety.
- 8.6.3.3 To promote the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone..
- 8.6.3.4 To promote the protection of significant natural values of the Rural Production Zone.
- 8.6.3.5 To protect and enhance the special amenity values of the frontage to Kerikeri Road between its intersection with SH10 and the urban edge of Kerikeri.
- 8.6.3.6 To avoid, remedy or mitigate the actual and potential conflicts between new land use activities and existing lawfully established activities (reverse sensitivity) within the Rural Production Zone and on land use activities in neighbouring zones.
- 8.6.3.7 To avoid remedy or mitigate the adverse effects of incompatible use or development on natural and physical resources.
- 8.6.3.8 To enable the efficient establishment and operation of activities and services that have a functional need to be located in rural environments.
- 8.6.3.9 To enable rural production activities to be undertaken in the zone.

8.6.4 POLICIES

These policies supplement those set out in **Section 8.4**.

- 8.6.4.1 That the Rural Production Zone enables farming and rural production activities, as well as a wide range of activities, subject to the need to ensure that any adverse effects on the environment, including any reverse sensitivity effects, resulting from these activities are avoided, remedied or mitigated and are not to the detriment of rural productivity.
- 8.6.4.2 That standards be imposed to ensure that the off site effects of activities in the Rural Production Zone are avoided, remedied or mitigated.
- 8.6.4.3 That land management practices that avoid, remedy or mitigate adverse effects on natural and physical resources be encouraged.
- 8.6.4.4 That the type, scale and intensity of development allowed shall have regard to the maintenance and enhancement of the amenity values of the Rural Production Zone to a level that is consistent with the productive intent of the zone.
- 8.6.4.5 That the efficient use and development of physical and natural resources be taken into account in the implementation of the Plan.
- 8.6.4.6 That the built form of development allowed on sites with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive be maintained as small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.
- 8.6.4.7 That although a wide range of activities that promote rural productivity are appropriate in the Rural Production Zone, an underlying goal is to avoid the actual and potential adverse effects of conflicting land use activities.
- 8.6.4.8 That activities whose adverse effects, including reverse sensitivity effects, cannot be avoided remedied or mitigated are given separation from other activities
- 8.6.4.9 That activities be discouraged from locating where they are sensitive to the effects of or may compromise the continued operation of lawfully established existing activities in the Rural Production zone and in neighbouring zones.

COMMENTARY

The objectives and policies of the Rural Production Zone are a subset of those for the rural environment. As such they are aimed at a particular zone within the rural environment and the particular constraints and opportunities inherent in the environment of that zone. They are intended to be as flexible, permissive and enabling as possible in order to ensure that rural productivity is not stifled and that other activities can

establish where their significant adverse effects are avoided remedied or mitigated on rural production or the natural and physical environment, including its people.

There is an emphasis on non-regulatory methods including education, incentives and publicity. This is because regulation has a negative connotation whereas non-regulatory methods are more positive.

The provision for integrated development clearly indicates that thinking “outside the square”, and development that is innovative but provides for the protection of the environment, is to be encouraged.

The entrance to the township of Kerikeri along Kerikeri Road from SH10 is an important part of the town's identity for local residents and visitors alike. The road side stalls, tourist orientated enterprises, extensive landscape planting and shelter belts, add to the character of the entrance to Kerikeri, which is one of a mature landscape in which built form is well integrated with the surrounding vegetation. Specific requirements for building setbacks, landscape planting, vehicle parking and vehicle access will ensure that these special amenity values are recognised and protected.

There are roads within the District that have comparatively high levels of vehicle use. These require particular consideration in terms of the management of traffic effects.

8.6.5 ZONE RULES

Activities in the Rural Production Zone must comply not only with the zone rules but also with the relevant rules in **Part 3 of the Plan - District Wide Provisions**. An activity may be permitted by the zone rules but may require a resource consent because it does not comply with one or more of the rules in **Part 3**.

Particular attention is drawn to:

- (a) **Chapter 12 Natural and Physical Resources** (and the **District Plan Maps**);
- (b) **Chapter 13 Subdivision**;
- (c) **Chapter 14 Financial Contributions**;
- (d) **Chapter 15 Transportation**;
- (e) **Chapter 16 Signs and Lighting**;
- (f) **Chapter 17 Designations and Utility Services** (and the **Zone Maps**).

Attention is also drawn to **Section 18.3 Waimate North Zone** (and **Zone Maps**). This special zone replaces the general zone for an area of land centred on Showgrounds Rd, Waimate North.

Particular attention is also drawn to **Rules 15.2.5.1.1 & 15.2.5.1.2** in **Chapter 15.2 Airports** which may result in an activity that is a permitted activity under **Rule 8.6.5.1** below no longer being permitted because of its proximity to the airport protection surfaces and runways of the Kaitaia, Kerikeri and Kaikohe Airports.

8.6.5.1 PERMITTED ACTIVITIES

An activity is a permitted activity in the Rural Production Zone if:

- (a) it complies with the standards for permitted activities set out in **Rules 8.6.5.1.1 to 8.6.5.1.12** below; and
- (b) unless otherwise specified in the rule it complies with the relevant standards for permitted activities set out in **Part 3 of the Plan - District Wide Provisions**.

8.6.5.1.1 RESIDENTIAL INTENSITY

Residential development shall be limited to one unit per 12ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 11.7ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household, provided that all other standards for permitted activities are complied with.

Note: There is a separate residential intensity rule applying to Papakainga Housing (refer to **Rule 8.6.5.2.2**).

8.6.5.1.2 SUNLIGHT

No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary (refer to definition of Recession Plane in **Chapter 3 - Definitions**), except where a site boundary adjoins a legally established entrance strip, private way, access lot, or access way serving a rear site, the

measurement shall be taken from the farthest boundary of the entrance strip, private way, access lot, or access way.

Exemptions: crop protection structures not exceeding 6m in height.

8.6.5.1.3 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.

8.6.5.1.4 SETBACK FROM BOUNDARIES

No building shall be erected within 10m of any site boundary; with the following exceptions;

- (a) no accessory building shall be erected within 3m of boundaries other than road boundaries, on sites less than 5000m²;
- (b) no crop protection structures shall be located within 3m of boundaries;
- (c) no building shall be erected within 12m of any road boundary with Kerikeri Road on properties with a road frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive;
- (d) no building for residential purposes shall be erected closer than 100m from any zone boundary with the Minerals Zone;
- (e) no building shall be erected within the building line restriction area as marked in **Appendix 6C**, located immediately north of the Te Waimate Heritage Precinct. Any proposed building to be erected within this building line restriction area shall be deemed a discretionary activity and the Heritage New Zealand Pouhere Taonga will be considered an affected party to any such application made under this rule.

Note: This rule does not apply to the below ground components of wastewater disposal systems. However, provisions in **Chapter 12.7 – Lakes Rivers Wetlands and the Coastline** still apply to below ground components of wastewater treatment systems.

Attention is also drawn to the *TP58 On-site Wastewater Systems: Design and Management Manual* and the Regional Water and Soil Plan for Northland, as consent may be required.

8.6.5.1.5 TRANSPORTATION

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

8.6.5.1.6 KEEPING OF ANIMALS

- (a) Any building, compound or part of a site used for factory farming or a cattery, shall be located no closer than 50m from any site boundary, except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.
- (b) Any building, compound or part of a site used for a boarding kennel shall be located no closer than 300 metres from any site boundary except for a boundary which adjoins a Residential, Coastal Residential or Russell Township Zone, where the distance shall be a minimum of 600m.

8.6.5.1.7 NOISE

- (a) All activities except Temporary Military Training Activities shall be so conducted as to ensure that noise from the site shall not exceed the following noise limits as measured at or within the boundary of any other site in this zone, or at any site in the Residential, Coastal Residential or Russell Township Zones, or at or within the notional boundary of any dwelling in any other rural or coastal zone:

0700 to 2200 hours	65 dBA L ₁₀
2200 to 0700 hours	45 dBA L ₁₀ and 70 dBA L _{max}

Exemptions: The foregoing noise limits shall not apply to airport operations at Kaitaia, Kerikeri and Kaikohe including aircraft being operated during or immediately before or after flight. For the purposes of this exemption aircraft operations shall include all aircraft activity from start up to shut down of engines. The noise limits shall also not apply to activities periodically required by normal farming and plantation forestry activities and the use of aircraft, provided that the activity shall comply with the requirements of s.16 of the Act.

Noise Measurement and Assessment:

Sound levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound" and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound".

The notional boundary is defined in NZS 6802:1991 "Assessment of Environmental Sound" as a line 20m from any part of any dwelling, or the legal boundary where this is closer to the dwelling.

Construction Noise:

Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with, NZS 6803P:1984 "The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".

- (b) Noise limits for Temporary Military Training Activities are as follows:

Time (Any Day)	Limits (dBA)		
	L ₁₀	L ₉₅	L _{max}
0630 to 0730	60	45	70
0730 to 1800	75	60	90
1800 to 2000	70	55	85
2000 to 0630	55		

Impulse noise resulting from the use of explosives, explosives simulators or small arms shall not exceed 122 dBC.

Temporary Military Training Activities shall be conducted so as to ensure the following noise limits are not exceeded at any point within the notional boundary of any dwelling, or residential institution, or educational facility within the district.

8.6.5.1.8 BUILDING HEIGHT

The maximum height of any building shall be 12m.

8.6.5.1.9 HELICOPTER LANDING AREA

A helicopter landing area shall be at least 200m from the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

8.6.5.1.10 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a permitted activity if the total Building Coverage of a site does not exceed 12.5% of the gross site area.

8.6.5.1.11 SCALE OF ACTIVITIES

For activities other than those provided for in the exemptions below, the total number of people engaged at any one period of time in activities on a site, including employees and persons making use of any facilities, but excluding people who normally reside on the site or are members of the household shall not exceed

- For activities ancillary to farming or plantation forestry activities, 8 persons per site or 2 person per 1 hectare of net site area, whichever is the greater
- For all other activities, 4 persons per site or 1 person per 1 hectare of net site area, whichever is the greater.

Provided that:

- this number may be exceeded for a period totalling not more than 60 days in any 12 month period where the increased number of persons is a direct result of activities ancillary to the primary activity on the site; or
- this number may be exceeded where persons are engaged in constructing or establishing an activity (including environmental enhancement) on the site; or
- this number may be exceeded where persons are visiting marae.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitors accommodation, the number of seats in a restaurant or theatre), the number of staff needed to cater for the maximum number of guests, and the number and nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

Exemptions: the foregoing limits shall not apply to farming and forestry or Temporary Military Training activities. All other activities shall comply with the requirements of s16 of the Act.

Note: a definition of Activities Ancillary to Farming or Forestry, is contained in Chapter 3 and reads as follows:

Processing and packaging facilities for farming, forestry, and any rural industry that is dependent primarily on the direct handling of raw produce, or that primarily supplies services to farming, horticulture, or forestry. Includes premises used for the manufacture of dairy products, abattoirs, timber processing, stock yards and sale yards, cool stores and pack houses and rural contractor depots.

8.6.5.1.12 TEMPORARY EVENTS

Temporary events are a permitted activity in the zone, provided that:

- (a) the activity does not have a duration of more than two days;
- (b) the activity does not operate-outside the hours of 6.30am to 10pm on each day;
- (c) the activity does not involve the assembly of more than 500 persons on each day;
- (d) the activity complies with excavation and/or filling rules as contained in Chapter 12.3 of Part 3 of the District Plan (and/or any necessary Earthworks Permit has been obtained);
- (e) prior to the event, a Traffic Management Plan (including parking) has been approved by the Council's Roading Engineer, or by NZTA representatives where access is off State Highway, or where traffic to and from the event will impact on State Highways in the vicinity. The approved plan is to be lodged with Council's Resource Consents Manager or other duly delegated officer at least 20 days prior to the event taking place, and be complied with for the duration of the event.

Note 1: A temporary event need not comply with the Zone rules nor the Traffic Parking and Access provisions of Chapter 15.1. A temporary event must otherwise comply with the District Wide rules and those matters specified within the rule itself.

Exemptions: The foregoing limits shall not apply to temporary military training activities and temporary structures associated with the temporary event.

Note: a definition of Temporary Events is contained in Chapter 3 and reads as follows:

A temporary event is an infrequent event held outside a dedicated venue such as a showground or sports field which occurs no more frequently than once in any twelve month period on a particular site. It can encompass entertainment, cultural, educational and sporting events. It includes temporary removable structures associated with the event but does not include permanently licensed premises or Temporary Military Training Activities.

8.6.5.2 CONTROLLED ACTIVITIES

An activity is a controlled activity in the Rural Production Zone if:

- (a) it complies with all of the standards for permitted activities except for any one of the following **Rules 8.6.5.1.3 Stormwater Management; 8.6.5.1.7(b) Noise Limits for Temporary Military Training** above and/or **8.6.5.1.10 Building Coverage** above; and;
- (b) it complies with **Rules 8.6.5.2.1 Stormwater Management; 8.6.5.2.2 Papakainga Housing; 8.6.5.2.3 Minor Residential Unit and/or 8.6.5.2.4 Noise Limits for Temporary Military Training** and/or **8.6.5.2.5 Building Coverage** below; and
- (c) it complies with the relevant standards for permitted or controlled activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council must approve an application for a land use consent for a controlled activity but it may impose conditions on that consent.

8.6.5.2.1 STORMWATER MANAGEMENT

The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.

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

- (a) the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;
- (b) the extent to which Low Impact Design principles have been used to reduce site impermeability;
- (c) any cumulative effects on total catchment impermeability;

- (c) the extent to which building site coverage and impermeable surfaces will alter the natural contour or drainage of the site or disturb the ground and alter its ability to absorb water;
- (e) the physical qualities of the soil type;
- (f) the availability of land for the disposal of effluent and stormwater on the site without adverse effects on the water quantity and water quality of water bodies (including groundwater and aquifers) or on adjacent sites;
- (g) the extent to which paved, impermeable surfaces are necessary for the proposed activity;
- (h) the extent to which landscaping and vegetation may reduce adverse effects of run-off;
- (i) the means and effectiveness of mitigating stormwater runoff to that expected by permitted activity threshold.

8.6.5.2.2 PAPAKAINGA HOUSING

Papakainga housing is a controlled activity in the Rural Production Zone provided that:

- (a) it complies with all the standards for permitted activities in this zone and in **Part 3 - District Wide Provisions**, except for the standards for residential intensity; and
- (b) each residential unit has at least 3,000m² surrounding the unit for its exclusive use;

provided that the amount of land elsewhere on the site, in addition to the 3,000m² surrounding the unit, is not less than that required for the discretionary activity residential intensity standard (refer to **Rule 8.6.5.4.1**).

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

- (i) the number and location of dwellings;
- (ii) the location and standard of access;
- (iii) screening and planting.

8.6.5.2.3 MINOR RESIDENTIAL UNIT

Minor residential units are a controlled activity in the zone provided that:

- (a) there is no more than one minor residential unit per site;
- (b) the site has a minimum net site area of 5000m²
- (c) the minor residential unit shares vehicle access with the principal dwelling;
- (d) the separation distance of the minor residential unit is no greater than 30m from the principal dwelling.

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

- (i) the extent of the separation between the principal dwelling and the minor residential unit;
- (ii) the degree to which design is compatible with the principal dwelling;
- (iii) the extent that services can be shared;
- (iv) the ability to mitigate any adverse effects by way of provision of landscaping and screening;
- (v) the location of the unit.

Note: a definition of Minor Residential unit is contained in Chapter 3 and reads as follows:

Means a residential unit that:

- (i) is not more than 65m² GFA, plus an attached garage or carport with GFA not exceeding 18m² (for the purpose of vehicle storage, general storage and laundry facilities). The garage area shall not be used for living accommodation;
- (ii) is subsidiary to the principal dwelling on the site; and,
- (iii) is located and retained within the same Certificate of Title as the principal dwelling on the site.

8.6.5.2.4 NOISE LIMITS FOR TEMPORARY MILITARY TRAINING

In considering a controlled activity application resulting from a breach of **Rule 8.6.5.1.7(b) Noise Limits for Temporary Military Training** the Council will restrict the exercise of its control to:

- (a) the location, duration and frequency of any noise emissions.

8.6.5.2.5 BUILDING COVERAGE

Any new building or alteration/addition to an existing building is a controlled activity if the total Building Coverage of a site does not exceed 15% of the gross site area.

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

- (a) the ability to provide adequate landscaping for all activities associated with the site;
- (b) the extent to which building(s) are consistent with the character and scale of the existing buildings in the surrounding environment;
- (c) the scale and bulk of the building in relation to the site;
- (d) the extent to which private open space can be provided for future uses;
- (e) the extent to which the cumulative visual effects of all the buildings impact on landscapes, adjacent sites and the surrounding environment;
- (f) the extent to which the siting, setback and design of building(s) avoid visual dominance on landscapes, adjacent sites and the surrounding environment;
- (g) the extent to which landscaping and other visual mitigation measures may reduce adverse effects;
- (h) the extent to which non-compliance affects the privacy, outlook and enjoyment of private open spaces on adjacent sites.

8.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

An activity is a restricted discretionary activity in the Rural Production Zone if:

- (a) it does not comply with any one of the following **Rules 8.6.5.1.1 Residential Intensity, 8.6.5.1.2 Sunlight; 8.6.5.1.4 Setback from Boundaries; 8.6.5.1.5 Transportation; 8.6.5.1.7 Noise and 8.6.5.1.8 Building Height; and 8.6.5.1.11(i) Scale of Activities**, as set out above; but
- (b) it complies with all of the other rules for permitted and controlled activities under **Rules 8.6.5.1 and 8.6.5.2**; and
- (c) it complies with **Rules 8.6.5.3.1 Transportation; 8.6.5.3.2 Building Height; 8.6.5.3.3 Sunlight; 8.6.5.3.4 Setback from Boundaries, 8.6.5.3.5 Noise and 8.6.5.3.6 Residential Intensity; and 8.6.5.3.7 Scale of Activities** below; and
- (d) it complies with the relevant standards for permitted, controlled or restricted discretionary activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council may approve or refuse an application for a restricted discretionary activity, and it may impose conditions on any consent.

In assessing an application for a restricted discretionary activity, the Council will restrict the exercise of its discretion to the specific matters listed for each rule below, or where there is no rule, to the specific matters listed below under the appropriate heading.

8.6.5.3.1 TRANSPORTATION

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

8.6.5.3.2 BUILDING HEIGHT

The maximum height of any building shall be 15m.

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

- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;
- (b) the ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening.

8.6.5.3.3 SUNLIGHT

In assessing an application resulting from a breach of **Rule 8.6.5.1.2 Sunlight** the matters to which the Council will restrict its discretion are:

- (a) the extent to which adjacent properties will be adversely affected in terms of visual domination, overshadowing, loss of privacy and loss of access to sunlight and daylight;
- (b) the location and proximity of adjacent residential units, and the outdoor space used by those units;
- (c) the ability to mitigate any adverse effects of loss of sunlight.

8.6.5.3.4 SETBACK FROM BOUNDARIES

In assessing an application resulting from a breach of **Rule 8.6.5.1.4 Setback from Boundaries** the matters to which the Council will restrict its discretion are:

- (a) the extent to which the building(s) reduces outlook and privacy of adjacent properties;
- (b) the extent to which the buildings restrict visibility for access and egress of vehicles;
- (c) the ability to mitigate any adverse effects on the surrounding environment, for example by way of planting;
- (d) for sites having a frontage with Kerikeri Road (between its intersection with SH10 and Cannon Drive:
 - (i) the scale of the buildings;
 - (ii) the extent of set back from Kerikeri Road;
 - (iii) the visual appearance of the site from the Kerikeri Road frontage;
 - (iv) the extent to which the building(s) are in harmony with landscape plantings and shelter belts;
- (e) for residential buildings located within 100m of Minerals Zone:
 - (i) the position of the building platform(s) in relation to the mine or quarry;
 - (ii) the likelihood of the mine or quarry causing environmental effects, especially noise and loss of amenity values, that will impact adversely on the occupiers of the proposed residential building;
 - (iii) the effectiveness of any mitigation measures proposed;

Where an application is required under this rule, the owner and/or operator of any mine or quarry within the adjacent Minerals Zone shall be considered an affected party. Where the written approval of the owner and the mine or quarry operator has been obtained, the application will be non-notified.

- (f) the extent to which the buildings and their use will impact on the public use and enjoyment of adjoining esplanade reserves and strips and adjacent coastal marine areas.

8.6.5.3.5 NOISE

In assessing an application resulting from a breach of **Rule 8.6.5.1.7 Noise** the matters to which the Council will restrict its discretion are:

- (a) the character, level and duration of noise from any activity as received at the boundary, or notional boundary of another site;
- (b) the hours of operation in relation to the surrounding environment;
- (c) the effectiveness of any noise mitigation measures proposed.

8.6.5.3.6 RESIDENTIAL INTENSITY

Excluding a Minor Residential Unit, which is covered in **Rule 8.6.5.2.3**, residential development shall be limited to one unit per 4ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 3,000m² for its exclusive use surrounding the unit plus a minimum of 3.7ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household, provided that all other standards for permitted, controlled and restricted discretionary activities are complied with.

Note: There is a separate residential intensity rule applying to Papakainga Housing (refer to **Rule 8.6.5.2.2**).

When considering an application under this provision the Council will restrict the exercise of its discretion to matters relating to:

- (a) effects on the natural character of the coastal environment for proposed residential units which are in the coastal environment;
- (b) for residential units within 500m of land administered by the Department of Conservation, effects upon the ability of the Department to manage and administer its land;
- (c) effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
- (d) the mitigation of fire hazards for health and safety of residents.
- (e) the character and appearance of building(s) and the extent to which the effects they generate can be avoided, remedied or mitigated;

- (f) the siting of the building(s), decks and outdoor areas relative to adjacent dwellings and properties (including the road boundary) in order to avoid visual domination and loss of privacy and sunlight to those adjacent dwellings and properties;
- (g) the size, location and design of open space associated with each residential unit, and the extent to which trees and garden plantings are utilised for mitigating adverse effects;
- (h) the ability of the immediate environment to cope with the effects of additional vehicular and pedestrian traffic;
- (i) any servicing requirements and/or constraints of the site;
- (j) the ability to provide adequate opportunity for landscaping and buildings and for all outdoor activities associated with the residential unit(s);
- (k) the extent of visual and aural privacy between residential units on the site and their associated outdoor spaces;
- (l) The extent to which the location of the building could create reverse sensitivity effects on adjacent rural production activities.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of the harbours is to be established by multiplying the width of the river mouth by five.

8.6.5.3.7 SCALE OF ACTIVITIES

Activities ancillary to farming or forestry that breach **Rule 8.6.5.1.11(i) Scale of Activities** are a Restricted Discretionary Activity. The matters to which the Council will restrict its discretion when assessing an application resulting from a breach are:

- (a) the effects of the proposed activity on the continued operation, or future expansion, of the existing activities in the surrounding area.
- (b) the extent to which the activity has a functional need to be located in the rural environment so as to support rural productivity;
- (c) the siting of the building(s), decks and outdoor areas relative to adjacent properties and the road frontage in order to avoid visual domination and loss of privacy and sunlight;
- (d) the size, location and design of open space and the extent to which trees and plantings are utilised for mitigating adverse effects
- (e) the location and design of vehicular traffic and pedestrian access, on-site vehicle manoeuvring and parking areas and the ability of those to mitigate the adverse effects of additional traffic;
- (f) the location in respect of the roading hierarchy – the activity should be assessed with regard to an appropriate balance between providing access and the function of the road;
- (g) the extent to which hours of operation are appropriate in terms of the surrounding environment;
- (h) noise generation and the extent to which reduction measures are used;
- (i) any servicing requirement and/or constraints of the site – whether the site has adequate water supply and provision for disposal of waste products and stormwater;
- (j) where a property is adjacent to a public reserve, the potential impacts on the public use and enjoyment of that reserve.

Note: Activities on a site, other than activities ancillary to farming or forestry that do not comply with **Rule 8.6.5.1.11(ii)** are a discretionary activity. Refer to **Rule 8.6.5.4.4**.

8.6.5.4 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity in the Rural Production Zone if:

- (a) it complies with **Rules 8.6.5.4.1 Residential Intensity; 8.6.5.4.2 Integrated Development; 8.6.5.4.3 Helicopter Landing Area** and/or **8.6.5.4.4 Scale of Activities** below; and
- (b) it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in **Part 3 of the Plan - District Wide Provisions** unless it is an Integrated Development pursuant to **Rule 8.6.5.4.2** below; but
- (c) it does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone as set out under **Rules 8.6.5.1; 8.6.5.2 and 8.6.5.3** above.

The Council may impose conditions of consent on a discretionary activity or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under **Chapter 11**.

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

8.6.5.4.1 RESIDENTIAL INTENSITY

Excluding a Minor Residential Unit, which is covered in **Rule 8.6.5.2.3**, residential development shall be limited to one unit per 2ha of land. In all cases the land shall be developed in such a way that each unit shall have at least 2,000m² for its exclusive use surrounding the unit plus a minimum of 1.8ha elsewhere on the property.

Except that this rule shall not limit the use of an existing site, or a site created pursuant to **Rule 13.7.2.1 (Table 13.7.2.1)** for a single residential unit for a single household, provided that all other standards for discretionary activities are complied with.

8.6.5.4.2 INTEGRATED DEVELOPMENT

Notwithstanding the rules in this zone relating to the management of the effects of activities, an application for integrated development of activities only on Maori freehold land and Maori customary land and Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993) may be made where the proposed development does not comply with one or more of the rules.

This rule applies to Maori customary land, Maori freehold land and Crown land reserved for Maori for activities including papakainga housing and marae and associated buildings.

Integrated development plans will be considered in the context of other whanau and hapu lands in the vicinity, including an acknowledgement of areas of open space, reserve, natural vegetation and other amenities already provided by the land owning groups concerned.

A management plan for integrated development under this rule shall include information on the following where relevant and necessary for a sufficient understanding of the proposal:

- (a) a plan showing the location of the property (including property boundaries), topography, adjoining uses, location of the activities proposed in the application, existing vegetation (type and location), drainage patterns, existing and proposed access road/s, location of any outstanding landscapes or natural features, location of any covenanted or otherwise protected areas;
- (b) a description of the purpose of the application and the activities which are proposed;
- (c) a description of the degree (if any) to which the proposed development will exceed the standards set for permitted, controlled, restricted discretionary and discretionary activities in the zone;
- (d) details of the staging (if any) which is proposed;
- (e) a description of any heritage resources on the property;
- (f) other information which is relevant to any assessment of the effects of the application, is as follows:
 - (i) details of provisions made for sewage and stormwater disposal and the proposals for avoiding, remedying or mitigating any adverse effects on receiving environments of stormwater flows;
 - (ii) details of any earthworks;
 - (iii) details of the geotechnical aspects of the property;
 - (iv) details of any natural hazard areas and the measures which will be taken to avoid any adverse effects;
 - (v) details of the measures (if any) to protect indigenous vegetation and habitats, outstanding landscapes and natural features, heritage resources and riparian margins;
 - (vi) the extent to which areas of open space, reserves, natural vegetation and other amenities are already provided by the land owning group on other whanau and hapu lands in the vicinity.
- (g) The extent to which the application promotes energy efficiency and renewable energy development and use as provided for in Policy 13.4.15 through incorporating the following initiatives:
 - (i) development of energy efficient buildings (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);
 - (ii) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;
 - (iii) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;
 - (iv) access to alternative transport facilities;

- (v) domestic scale renewable energy and/or community renewable energy development;
- (vi) solar street lighting.

In assessing an application under this rule the Council will have regard to the following matters:

- (i) the objectives and policies of the Plan;
- (ii) the degree to which the application exceeds the standards for the zone;
- (iii) the degree to which the potential effects of the application have been avoided, remedied or mitigated;
- (iv) any other matter which it determines to be relevant to the application.

Note: Attention is drawn to **Rule 13.9.2 Management Plans** which provides for a once-off opportunity for integrated development which results in superior outcomes to more traditional forms of use and development for land which is not either Maori freehold land, Maori customary land or Crown land reserved for Maori (as defined in Te Ture Whenua Act 1993).

8.6.5.4.3 HELICOPTER LANDING AREA

A helicopter landing area within 200m of the nearest boundary of any of the Residential, Coastal Residential, Russell Township or Point Veronica Zones.

8.6.5.4.4 SCALE OF ACTIVITIES

When the total number of people engaged at one period of time in activities on a site, other than activities ancillary to farming or forestry, including employees and persons making use of facilities, but excluding people who normally reside on a site or are members of the household, does not comply with **Rule 8.6.5.1.11(ii)**, it is a discretionary activity.

In determining the total number of people engaged at any one period of time, the Council will consider the maximum capacity of the facility (for instance, the number of beds in visitor accommodation, the number of seats in a restaurant or a theatre), the number of staff need to cater for the maximum number of guests, and the number and the nature of the vehicles that are to be accommodated on site to cater for those engaged in the activity.

13 SUBDIVISION

CONTEXT

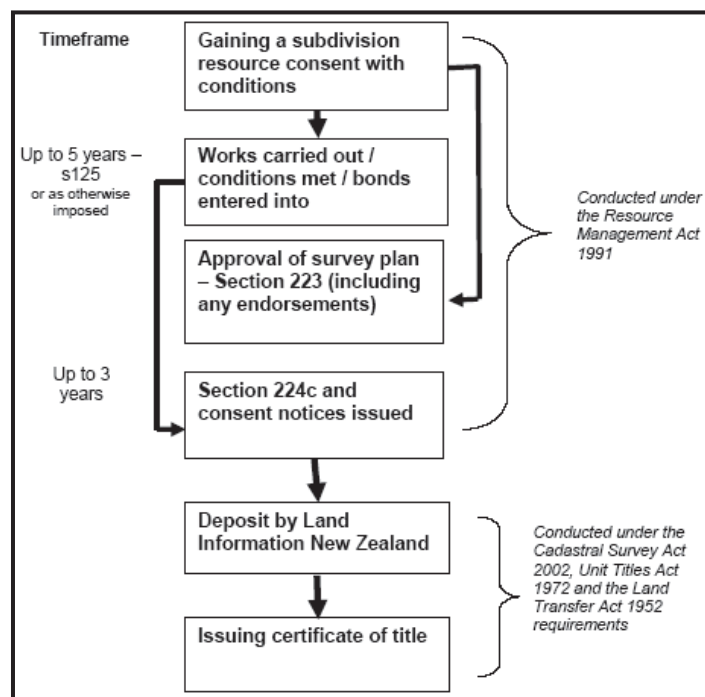
The Far North District Council is responsible for issuing two types of resource consents – land use consents and subdivision consents. In many cases both types of consents must be obtained before a development can proceed. Consents may also be needed from the Northland Regional Council. This chapter deals with subdivision.

Subdivision is essentially a process of dividing a parcel of land or a building into one or more further parcels, or changing an existing boundary location. Land subdivision creates separate and saleable certificates of title, which can define an existing interest in land (including buildings) and impose limitations on landowners or occupiers for how the land can be used or developed, through conditions and consent notices imposed under sections 108, 220 and 221 of the Resource Management Act 1991. Subdivision also provides the opportunity for Council to require land to be vested, and reserve and other financial contributions to be taken to provide necessary infrastructure.

Figure 1 below shows the subdivision process. [Ministry for the Environment Quality Planning website]

Note that Council does not have control of the whole process.

FIGURE 1: PROCESS OF SUBDIVISION



Land subdivision under the RMA includes:

- the creation of separate fee-simple allotments with new certificates of title (freehold);
- the lease of land or buildings or both for 35 years or longer (leasehold);
- the creation of a unit title, company lease, or cross-lease.

Freehold subdivisions occur where new allotments (usually referred to as lots) are created under the Land Transfer Act and ownership is held in an estate in fee simple. Fee simple means that the ownership of the land and the buildings on it is held solely by those persons listed on the certificate of title. Freehold is the most common form of subdivision. The boundaries are pegged by licensed cadastral surveyors and a 'guaranteed' title is issued.

Leasehold subdivisions: land or buildings or both that are leased for a period exceeding 35 years is defined in the RMA as a subdivision. A leasehold estate is most commonly defined as an estate or interest in land held for a fixed term of years. **Cross-lease subdivisions** (occasionally called composite leasehold and share titles) occur where buildings or dwellings are leased. The cross-lease plan shows the dwellings as 'flats' and is often called a 'flats-plan'. The term 'cross-lease' is used to describe the method whereby the purchaser of a dwelling / flat obtains a lease of that dwelling, generally for a term of 999 years, together with an undivided share in the underlying fee-simple estate. Cross-lease titles usually involve common-use areas (eg, shared driveways) and exclusive or restrictive covenant areas (eg, backyards). The owners agree to use certain areas for their own use without infringing on the areas of the other owners. For any changes to be made to a cross-lease site or building the leaseholder must have regard to the cross-lease documents that may require the consent of all other cross-leasing owners (eg, to erect a garage or add a new room)

Unit title subdivisions (or strata titles) generally occur where more than one dwelling or building is built on a single title and separate ownership is required. This includes multi-storey developments and the unit title allows for ownership to be defined in three dimensions. A unit title provides single ownership of a 'principal unit' (the dwelling) and one or more 'accessory units' (eg, garages or outdoor spaces). Each principal and each accessory unit will usually be defined spatially, so that the dwelling and any other buildings or outdoor spaces are contained in compartments of space, which are owned rather than leased. There are usually common areas that provide access for all unit title owners (eg, driveways, lifts and stairwells).

A unit title is made up of two components:

- (a) ownership in the particular unit
 - (b) an undivided share in the ownership of the common property.
- [quoted from Ministry for the Environment Quality Planning website]

All subdivision requires resource consent except for:

- (a) lots for utility services under the Public Works Act;
- (b) those other situations set out in Section 11 of the Act. The exemptions in s11 anticipate (among other things) the creation of separate titles for natural and historic conservation purposes.

Boundary adjustments are a controlled activity throughout the District, subject to meeting specific criteria. Section 13.7.2, which includes Table 13.7.2.1, sets out the activity status, allotment sizes and dimensions for all other subdivisions throughout the District. The matters, or topics, which the Council will consider in any application for a resource consent for subdivision, and the rules that apply to any such application are set out in section 13.7.3 of this chapter. The rules will ensure that appropriate consideration is given to the relevant elements of subdivision, and that conditions of consent are directed towards those elements.

Attention is drawn to the fact that rules in parts of the Plan other than this chapter may have a bearing on subdivision applications. For example, a subdivision may result in an existing land use activity failing to comply with the relevant zone rules or District-wide rules. The provisions of the relevant zone rules and District-wide rules will be relevant for land use activities, which may be associated with subdivisions and which would allow the subdivision to proceed.

Chapter 2 of this Plan describes in general terms the role of the Maori Land Court in regulating the partition, amalgamation, aggregation and exchange of Maori land. Subdivision of ancestral land does not occur in the ordinary course of events and so there is no special provision in this Plan for it. However, the Council recognises the need to provide for the development of ancestral land and this is included in **Part 2 of the Plan - Environment Provisions**.

For the context of the management plan rule refer to **Rule 13.9.2**.

13.1 ISSUES

- 13.1.1 Because the type and scale of activities that can occur in the District are often linked to the size of a lot, the effect of subdividing land is reflected in the subsequent development of that land.
- 13.1.2 While subdivision is essentially a mechanistic process, integrated management of resources can be assisted by the imposition of appropriate controls on the way in which subdivision is carried out.
- 13.1.3 The subdivision of land can result in development that has significant effects on natural character.
- 13.1.4 Subdivision of properties containing scheduled heritage resources (as listed in **Appendices 1D, 1E, 1F and 1G**) can result in the alienation of a heritage resource from land closely associated with it and the consequent loss/degradation/diminution of its heritage values.

- 13.1.5 Subdivisions may lead to an increased demand for water in a District where there are summer shortfalls.
- 13.1.6 Subdivision may lead to an increased demand for energy in the District where there is a limited reticulated supply and a reliance on electricity generated outside the District. The adoption of energy efficiency and renewable energy initiatives and technologies will need to be considered in all new subdivisions and related development.
- 13.1.7 The subdivision of land can result in development that has an adverse effect on the sustainable functioning of infrastructure, particularly roads.
- 13.1.8 Inappropriate subdivision, use and development can cause reverse sensitivity effects on the National Grid, compromising its safe and efficient operation, development, maintenance and upgrading.

Note: Attention is also drawn to the provisions of **Section 12.9**. This section includes an Issue, Objective and Policy with respect to potential reverse sensitivity effects arising from subdivision, use and development adjacent to consented or existing lawfully established renewable energy projects, including associated transmission activities.

13.2 ENVIRONMENTAL OUTCOMES EXPECTED

- 13.2.1 A subdivision pattern that is consistent with:
- (a) existing land uses;
 - (b) the preservation of the natural character of the coastal environment and the restoration or enhancement of areas which may have been compromised by past land management practices;
 - (c) the protection, restoration and/or enhancement of outstanding natural features and landscapes;
 - (d) the protection, restoration and/or enhancement of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
 - (e) the maintenance and enhancement of public access to and along the coast and lakes and rivers;
 - (f) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
 - (g) the type of management of natural and physical resources that is provided for in the **Environmental Provisions** (refer to **Part 2**) and elsewhere in the **District Wide Provisions** (refer to **Part 3**) of this Plan;
 - (h) the retention of heritage values of heritage resources (as listed in **Appendices 1D, 1E, 1F and 1G**) through conservation of its immediate context.
- 13.2.2 Sufficient water storage is provided to meet the present and likely future needs of the Community.
- 13.2.3 Subdivisions, land use and development which respond in a sustainable way to the site specific environmental conditions, values and enhancement opportunities, through the use of management plans.
- 13.2.4 A sufficient and secure energy supply is available to meet the present and likely future needs of the District.
- 13.2.5 13.2.5 Where the safe and efficient operation, maintenance, development and upgrading of the existing National Grid operations are protected from the reverse sensitivity effects of other activities.

13.3 OBJECTIVES

- 13.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones in the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and roads and the social, economic and cultural well being of people and communities.
- 13.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly from subdivision, including reverse sensitivity effects and the creation or acceleration of natural hazards, are avoided, remedied or mitigated.

- 13.3.3 To ensure that the subdivision of land does not jeopardise the protection of outstanding landscapes or natural features in the coastal environment.
- 13.3.4 To ensure that subdivision does not adversely affect scheduled heritage resources through alienation of the resource from its immediate setting/context.
- 13.3.5 To ensure that all new subdivisions provide a reticulated water supply and/or on-site water storage and include storm water management sufficient to meet the needs of the activities that will establish all year round.
- 13.3.6 To encourage innovative development and integrated management of effects between subdivision and land use which results in superior outcomes to more traditional forms of subdivision, use and development, for example the protection, enhancement and restoration of areas and features which have particular value or may have been compromised by past land management practices.
- 13.3.7 To ensure the relationship between Maori and their ancestral lands, water, sites, wahi tapu and other taonga is recognised and provided for.
- 13.3.8 To ensure that all new subdivision provides an electricity supply sufficient to meet the needs of the activities that will establish on the new lots created.
- 13.3.9 To ensure, to the greatest extent possible, that all new subdivision supports energy efficient design through appropriate site layout and orientation in order to maximise the ability to provide light, heating, ventilation and cooling through passive design strategies for any buildings developed on the site(s).
- 13.3.10 To ensure that the design of all new subdivision promotes efficient provision of infrastructure, including access to alternative transport options, communications and local services.
- 13.3.11 To ensure that the operation, maintenance, development and upgrading of the existing National Grid is not compromised by incompatible subdivision and land use activities

13.4 POLICIES

- 13.4.1 That the sizes, dimensions and distribution of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on:
 - (a) natural character, particularly of the coastal environment;
 - (b) ecological values;
 - (c) landscape values;
 - (d) amenity values;
 - (e) cultural values;
 - (f) heritage values; and
 - (g) existing land uses.
- 13.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.
- 13.4.3 That natural and other hazards be taken into account in the design and location of any subdivision.
- 13.4.4 That in any subdivision where provision is made for connection to utility services, the potential adverse visual impacts of these services are avoided.
- 13.4.5 That access to, and servicing of, the new allotments be provided for in such a way as will avoid, remedy or mitigate any adverse effects on neighbouring property, public roads (including State Highways), and the natural and physical resources of the site caused by silt runoff, traffic, excavation and filling and removal of vegetation.
- 13.4.6 That any subdivision proposal provides for the protection, restoration and enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, threatened species, the natural character of the coastal environment and riparian margins, and outstanding landscapes and natural features where appropriate.
- 13.4.7 That the need for a financial contribution be considered only where the subdivision would:
 - (a) result in increased demands on car parking associated with non-residential activities; or
 - (b) result in increased demand for esplanade areas; or
 - (c) involve adverse effects on riparian areas; or

- (d) depend on the assimilative capacity of the environment external to the site.
- 13.4.8 That the provision of water storage be taken into account in the design of any subdivision.
- 13.4.9 That bonus development donor and recipient areas be provided for so as to minimise the adverse effects of subdivision on Outstanding Landscapes and areas of significant indigenous flora and significant habitats of fauna.
- 13.4.10 The Council will recognise that subdivision within the Conservation Zone that results in a net conservation gain is generally appropriate.
- 13.4.11 That subdivision recognises and provides for the relationship of Maori and their culture and traditions, with their ancestral lands, water, sites, waahi tapu and other taonga and shall take into account the principles of the Treaty of Waitangi.
- 13.4.12 That more intensive, innovative development and subdivision which recognises specific site characteristics is provided for through the management plan rule where this will result in superior environmental outcomes.
- 13.4.13 Subdivision, use and development shall preserve and where possible enhance, restore and rehabilitate the character of the applicable zone in regards to s6 matters. In addition subdivision, use and development shall avoid adverse effects as far as practicable by using techniques including:
- (a) clustering or grouping development within areas where there is the least impact on natural character and its elements such as indigenous vegetation, landforms, rivers, streams and wetlands, and coherent natural patterns;
 - (b) minimising the visual impact of buildings, development, and associated vegetation clearance and earthworks, particularly as seen from public land and the coastal marine area;
 - (c) providing for, through siting of buildings and development and design of subdivisions, legal public right of access to and use of the foreshore and any esplanade areas;
 - (d) through siting of buildings and development, design of subdivisions, and provision of access that recognise and provide for the relationship of Maori with their culture, traditions and taonga including concepts of mauri, tapu, mana, wehi and karakia and the important contribution Maori culture makes to the character of the District (refer **Chapter 2** and in particular **Section 2.5** and Council's "*Tangata Whenua Values and Perspectives*" (2004);
 - (e) providing planting of indigenous vegetation in a way that links existing habitats of indigenous fauna and provides the opportunity for the extension, enhancement or creation of habitats for indigenous fauna, including mechanisms to exclude pests;
 - (f) protecting historic heritage through the siting of buildings and development and design of subdivisions.
 - (g) achieving hydraulic neutrality and ensuring that natural hazards will not be exacerbated or induced through the siting and design of buildings and development.
- 13.4.14 That the objectives and policies of the applicable environment and zone and relevant parts of **Part 3** of the Plan will be taken into account when considering the intensity, design and layout of any subdivision.
- 13.4.15 That conditions be imposed upon the design of subdivision of land to require that the layout and orientation of all new lots and building platforms created include, as appropriate, provisions for achieving the following:
- (a) development of energy efficient buildings and structures;
 - (b) reduced travel distances and private car usage;
 - (c) encouragement of pedestrian and cycle use;
 - (d) access to alternative transport facilities;
 - (e) domestic or community renewable electricity generation and renewable energy use.
- 13.4.16 When considering proposals for subdivision and development within an existing National Grid Corridor the following will be taken into account:
- (a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance, upgrading of transmission lines or support structures;
 - (b) any potential cumulative effects that may restrict the operation, access, maintenance, upgrade of transmission lines or support structures; and

- (c) whether the proposal involves the establishment or intensification of a sensitive activity in the vicinity of an existing National Grid line.

Note 1: Structures and activities located near transmission lines must comply with the safe distance requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). Compliance with this plan does not ensure compliance with NZECP34:2001.

Note 2: Vegetation to be planted within, or adjacent to, the National Grid Corridor should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

13.5 METHODS

DISTRICT PLAN METHODS

- 13.5.1 Rules in **Chapter 13** of the Plan impose controls on most forms of subdivision activity.
- 13.5.2 **Chapter 13** provides an alternative to the standard rules, through the implementation of a management plan for subdivision in the Rural Production, General Coastal, Coastal Living, South Kerikeri Inlet and Waimate North Zones.
- 13.5.3 Financial contributions in respect of subdivision are set out in **Chapter 14**.
- 13.5.4 Matters of National Importance specified in s6 of the Act are addressed in various sections of the District Plan, including the following sections in particular:
- (a) preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins is provided for in **Chapter 10** and in **Section 12.7**;
 - (b) protection and enhancement of outstanding natural features and landscapes is provided for in **Section 12.1** and by the restriction on subdivision in the Recreational Activities and Conservation Zones;
 - (c) the protection of significant indigenous vegetation and significant habitats of indigenous fauna is addressed in **Section 12.2**;
 - (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers is provided for in **Chapter 10**, **Section 12.7** and **Chapter 14**;
 - (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga are provided for throughout the District Plan but attention is drawn in particular to **Chapter 2**; and
 - (f) the protection of historic heritage is addressed in **Chapter 12.5**.
- The objectives and policies relating to each of the above (where relevant) and those of the applicable zone will be taken into account in assessing applications for subdivision, including applications made under **Rule 13.9.2**.
- 13.5.5 Structure Plans are included as an alternative means of providing for subdivision on a comprehensive basis (**Section 13.12**).
- 13.5.6 Where a subdivision (which includes a boundary adjustment) is proposed on land where a hazardous activity of industry has been, or is more likely than not to have been, or is currently operating, then the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply.
- 13.5.7 Where an application is made for an activity, breaching **Rule 13.8.1** Transpower New Zealand Limited shall be considered an affected party, due to the national significance of the National Grid.

OTHER METHODS

- 13.5.8 Non-regulatory methods, including brochures and informal contact with applicants will help to promote subdivision activities that are sensitive to the physical environment. In this respect, the Council encourages early consultation with parties who may be affected by a subdivision proposal such as neighbouring landowners, Heritage New Zealand Pouhere Taonga and tangata whenua.
- 13.5.9 The Council encourages applicants to take into account any provisions of any relevant planning documents prepared for the area and recognised by iwi authorities, pursuant to Sections 6(e), 6(g), 7(a) and 7(aa) of the Resource Management Act 1991

COMMENTARY

Subdivision of land can have adverse effects on the environment if the design of the subdivision is such that subsequent use and development on the subdivided land is environmentally inappropriate. While it is the

use of land, and not the subdivision pattern itself, that has the effects, the subdivision pattern enables the use. Consequently, the control of subdivision is justified because it enables the Council to minimise the risk of activities being established on lots that are too small, too steep, hazard prone, incapable of being serviced, and so on.

To this extent the control of subdivision is complementary to the control of land use activities.

The Council's approach has therefore been to ensure that the conditions of consent for subdivisions enable appropriate subsequent use and development, and the objectives and policies in this chapter reflect this approach.

The Council also recognises the desirability of responding positively to innovative subdivision proposals that, although they may not comply with the rules, offer a good resource management outcome for the development of a property. This chapter provides for such innovation.

Applicants can choose whether to apply first for a land use or a subdivision consent, or apply for both together.

13.6 GENERAL RULES

The following rules shall apply, unless specifically stated otherwise, to all applications for subdivision of land.

When preparing subdivision applications, applicants should be mindful of the relevant zoning (refer to **Part 2 - Environment Provisions**), as well as to the provisions elsewhere in **Part 3 - District Wide Provisions**, particularly:

- (a) **Chapter 12 Natural and Physical Resources;**
- (b) **Chapter 14 Financial Contributions;**
- (c) **Chapter 15 Transportation;**
- (d) **Chapter 18 Special Areas.**

13.6.1 DEFINITION OF SUBDIVISION OF LAND

The definition of the subdivision of land is set out in s218 of the Act, and this definition is included in a Glossary of Definitions from the Act.

13.6.2 RELEVANT SECTIONS OF ACT

All applications are subject to the requirements set out in the Act, with particular reference to s106, s219, s220, and s230 - s237G. S104 and s105 are also relevant, in respect of the assessment of applications, as is the Government Rounding Powers Act 1989

13.6.3 RELEVANT SECTIONS OF THE DISTRICT PLAN

All applications will be assessed against the objectives and policies of the applicable zone(s) and those contained in **Chapters 12, 14, 15** and **18** where relevant.

13.6.4 OTHER LEGISLATION

All applications shall comply with the relevant requirements contained in other Acts and codes, with particular reference to the Building Act 2004, the Local Government Act 2002, the Local Government Act 1974, the Resource Management (National Environmental Standard for Air Quality) Regulations 2004, the Resource Management (National Environmental Standard for sources of Human Drinking water) Regulations 2007, the Resource Management (National Environmental Standard for Telecommunication Facilities) Regulations 2008, the Resource Management (National Environmental Standard for Electricity Transmission) Regulations 2010, the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and any relevant Regional Plan for Northland.

13.6.5 LEGAL ROAD FRONTAGE

All new allotments shall be provided with frontage to a legal road, or to a road to be vested on the application, except where access by a private road or right of way is included, and approved, within the subdivision consent application or where prior consent pursuant to s348 of the Local Government Act 1974 has been obtained

13.6.6 BONDS

The Council may require bonds as a condition of a subdivision consent. The bond is repaid on the completion of some specified work or action. The purpose of a bond is to provide an incentive to resource consent holders to give effect to the conditions of consent. A bond also gives the Council the ability to arrange for the work or action required to be carried out even if the resource consent holder does not.

13.6.7 CONSENT NOTICES

Where there is any on-going condition of a subdivision consent, a consent notice pursuant to s221 of the Act shall be registered against the Certificate of Title to the allotment to which the condition applies. Examples of the matters that may be included in a consent notice could be any encumbrances on the Title and any provision for the protection of transmission lines.

13.6.8 SUBDIVISION CONSENT BEFORE WORK COMMENCES

Except where prior consent has been obtained to excavate or fill land pursuant to rules under **Section 12.3**, or consent to vegetation clearance has been obtained pursuant to rules under **Sections 12.1 or 12.2**, and/or relevant consents have been obtained from the Regional Council, no work, other than investigatory work, involving the disturbance of the land or clearance of vegetation shall be undertaken until a subdivision consent has been obtained.

When the subdivision consent is granted, provided all the necessary calculations and assessment of effects is provided with the application, the subdivision consent application shall be deemed to include consent to excavate or fill land, and clear vegetation to the extent authorised by the consent and subject to any conditions in the consent. Alternatively, an applicant may apply to add a land use consent application to the subdivision consent application, for any excavation/filling work and/or vegetation clearance. This does not exempt a consent holder from also obtaining any relevant resource consent or approvals from the Regional Council or the Heritage New Zealand Pouhere Taonga for earthworks, vegetation clearance or disturbance of an archaeological site.

13.6.9 ASSESSING RESOURCE CONSENTS

Where the rules specify that the Council shall consider certain matters in regard to granting consent or imposing conditions, in the case of controlled subdivision activities, the application will only be assessed in terms of possible conditions, and would only be declined pursuant to s106 of the Act (natural hazards and access).

13.6.10 JOINT APPLICATIONS

Any application arising from non-compliance with zone standards caused by the proposed subdivision shall be considered jointly with the subdivision consent.

13.6.11 JOINT HEARINGS

Where a subdivision activity also requires a resource consent from Northland Regional Council and both the Regional and District Council consents are subject to public notification, the Council will promote that the applications be heard jointly.

13.6.12 SUITABILITY FOR PROPOSED LAND USE

Where s106 of the Act applies to any part of the land to be subdivided, or any part of the land contains contamination, it is the applicant's responsibility to provide all information relative to the potential hazard and to show the means whereby the land shall be made suitable for the proposed land use. The Council shall have regard to any appropriate proposals before issuing the subdivision consent, or declining approval pursuant to s106 (relating to natural and other hazards such as subsidence, erosion and flooding, legal and physical access).

13.7 CONTROLLED (SUBDIVISION) ACTIVITIES

Subdivision is a controlled activity where it complies with the following standards and the standards set out in rules under **13.7.1**, **13.7.2** and **13.7.3**.

Under s106(1) the Council may refuse to grant a subdivision consent if it considers that either:

- (a) any land in respect of which a consent is sought, or any structure on that land, is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source; or
- (b) any subsequent use that is likely to accelerate, worsen, or result in material damage to that land, other land, or structure, by erosion, falling debris, subsidence, slippage, or inundation from any source; or
- (c) sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

13.7.1 BOUNDARY ADJUSTMENTS: ALL ZONES EXCEPT THE RECREATIONAL ACTIVITIES AND CONSERVATION ZONES

Boundary Adjustments Performance Standards

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) there is no change in the number and location of any access to the lots involved; and
- (b) there is no increase in the number of certificates of title; and
- (c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer **Table 13.7.2.1**); except that where an existing lot size is already non-complying the degree of non-compliance shall not be increased as a result of the boundary adjustment; and
- (d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots; and
- (e) all boundary adjusted sites must be capable of complying with all relevant land use rules (e.g building setbacks, effluent disposal); and
- (f) all existing on-site drainage systems (stormwater, effluent disposal, potable water) must be wholly contained within the boundary adjusted sites.

Applications under this rule will not be notified but where these conditions cannot be met the application will be considered under the relevant zone rules set out in **Rules 13.7.2 to 13.7.10**.

13.7.2 ALLOTMENT SIZES, DIMENSIONS AND OTHER STANDARDS

13.7.2.1 MINIMUM AREA FOR VACANT NEW LOTS AND NEW LOTS WHICH ALREADY ACCOMMODATE STRUCTURES

Every allotment to be created by a subdivision shall comply either with the conditions of a resource consent or with the minimum standards specified as follows in Table 13.7.2.1, and shall comply with all other relevant zone rules, except as provided for in **Rules 13.7.2.4, 13.7.2.5, 13.7.2.6 and 13.7.2.7** below.

TABLE 13.7.2.1: MINIMUM LOT SIZES

(i) RURAL PRODUCTION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 20ha. Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5). Note 2: Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity. Note 3: Subdivision within 100m of the boundary of the Minerals Zone is a restricted discretionary activity.	1. Subdivision that complies with the controlled activity standard, but is within 100m of the boundary of the Minerals Zone; 2. The minimum lot size is 12ha; or 3. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 4. A maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of the lots is 2ha, and where the subdivision is created from a site that existed at or prior to 28 April 2000; 5. Rules under clauses 3 and 4 provide two alternative options for the creation of a specified number of small lots from sites existing at 28 April 2000. Where an application under one of these clauses takes up only part of the total allowance, a subsequent application to take up the remainder of that particular allowance may be considered by Council, notwithstanding that the subsequent application involves a lot which no longer meets the existing at 28 April 2000 criterion. Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5). Note 2: Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity.	1. The minimum lot size is 4ha; or 2. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 3. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. 4. Subdivision in the Pouerua Heritage Precinct (refer Maps 35, 41 and HP1), is a discretionary subdivision activity. Note 1: There is no restriction on the number of 4ha lots in a subdivision (clause 1). Note 2: The effect of the rule under clause 2 is that there is a once-off opportunity to subdivide a maximum of two small lots from a site existing at 28 April 2000. Subdivision of small lots which does not meet this rule is a non-complying activity unless the lots are part of a Management Plan application.

(ii) MINERALS ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Subdivision is not a controlled activity in this zone		Subdivision is a discretionary activity in this zone

(iii) WAIMATE NORTH ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
A maximum of 3 lots in any subdivision, provided that the minimum lot size is 4,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000. Note: The effect of the above rule is that there is a once-off opportunity to subdivide a maximum of two small lots from a site existing at 28 April 2000. Subdivision of small lots which does not meet this rule is a non-complying activity unless the lots are part of a Management Plan application.		1. A maximum of 3 lots in any subdivision, provided that the minimum lot size is 2,000m² and there is at least 1 lot in the subdivision with a minimum size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or 2. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved. Note: Any further subdivision under this alternative (Clause 1) is a Non-complying Activity.

(iv) RURAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 4,000m² Note 1: There is no restriction on the number of 4,000m² lots in a subdivision. Note 2: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).		The minimum lot size is 3,000m² Note: There is no restriction on the number of 3,000m² lots in a subdivision.

(v) RESIDENTIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m² (unsewered) and 600m² (sewered).		The minimum lot sizes are 2,000m² (unsewered) and 300m² (sewered).

(vi) COMMERCIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 250m ² (sewered).		The minimum lot size is 2,000m ² (unsewered). There is no limit for sewerage lots, provided that servicing of the lot (including car parking, loading etc), can be achieved.

(vii) INDUSTRIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 500m ² (sewered).		The minimum lot size is 2,000m ² (unsewered). There is no limit for sewerage sites, provided that servicing of the site (including car parking, loading etc), can be achieved.

(viii) GENERAL COASTAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Subdivision is not a controlled activity in this zone.	The minimum lot size is 20ha. Note 1: There is no restriction on the number of 20ha lots in a subdivision. Note 2: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5).	A subdivision in terms of via a management plan as per Rule 13.9.2 may be approved.

(ix) COASTAL LIVING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 4ha (with provision for stormwater and wastewater disposal as a necessary part of the application). Note 1: Reference should also be made to the minimum lot size applying to land within an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature (see below in this Table and Rule 13.7.2.5). Note 2: Subdivision within 100m of the boundary of a Mineral Zone is a restricted discretionary activity.	1. The minimum lot size is 8,000m ² (with provision for stormwater and wastewater disposal as a necessary part of the application). 2. Subdivision that complies with the Controlled Activity Standard, but is within 100m of the boundary of the Minerals Zone.	1. The minimum lot size is 5,000m ² (with provision for stormwater and wastewater disposal as a necessary part of the application); or 2. A subdivision in terms of a management plan as per Rule 13.9.2 may be approved.

(x) COASTAL RESIDENTIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 800m ² (sewered).		The minimum lot sizes are 2,000m ² (unsewered) and 600m ² (sewered).

(xi) RUSSELL TOWNSHIP ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered); and 1,000m ² (sewered).		The minimum lot sizes are 2,000m ² (unsewered) and 800m ² (sewered).

(xii) SOUTH KERIKERI INLET ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Subdivision is not a controlled activity in this zone.	The minimum lot size is 4 ha in non-sensitive areas (see Map 84).	Subdivision via a management plan only as per Rule 13.9.2 may be approved.

(xiii) RECREATIONAL ACTIVITIES ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Nil. Subdivision is a non-complying activity in this zone.		Nil. Subdivision is a non-complying activity in this zone.

(xiv) POINT VERONICA ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
As in accordance with the approved development plan (refer Appendix 6D)		Any subdivision not provided for by way of a controlled activity shall be non-complying.

(xv) CARRINGTON ESTATE ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Unit title subdivision of the accommodation units and lodge/golf club complex within the Carrington Estate Zone, as identified in the Carrington Estate Development Plan and Schedule (Appendix 6E in Part 4 of the Plan), and as further detailed in Maps Sub 1-9 submitted within the consent applications, and in accordance with the conditions of RC 1990480/A .		Any subdivision not provided for by way of a controlled activity shall be non-complying.

(xvi) HORTICULTURAL PROCESSING ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Minimum lot size of 4,000m ² , maximum of 3 lots; for horticultural processing activities (as described in Rule 18.4.6.1).		Minimum lot size of 2,000m ² , maximum of 3 lots; for horticultural processing activities (as described in Rule 18.4.6.1); or for any other activity.

(xvii) CONSERVATION ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
Nil. Subdivision is a non-complying activity in this zone.		Nil. Subdivision is a non-complying activity in this zone.

(xviii) ORONGO BAY SPECIAL ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot sizes are 3,000m ² (unsewered) and 1,000m ² (sewered) provided the subdivision is part of an approved Comprehensive Development Plan in accordance with Rule 18.8.6.1 and Rule 18.8.6.3.3 and provided that the maximum number of separate titles created shall not exceed seven in the zone.		The minimum lot sizes are 2,000m ² (unsewered) provided that the subdivision is part of an approved Comprehensive Development Plan in accordance with Rule 18.8.6.1 and Rule 18.8.6.3.3 and provided that the maximum number of separate titles created shall not exceed seven in the zone.

(xix) OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURES AND OUTSTANDING NATURAL FEATURES, AS SHOWN ON THE RESOURCE MAPS - REFER ALSO TO RULE 13.7.2.5

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
The minimum lot size is 20ha except in the General Coastal Zone. Note: This standard applies to any part of a lot that is included in an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, as listed in Appendices 1A and 1B and as shown on the Resource Maps. Where a new boundary line passes through the Outstanding Natural Feature (Appendix 1A) or Outstanding Landscape Feature (Appendix 1B) or a lot is created which results in the only building site and/or access to it being located in the feature unless it is for creation of a reserve under the Reserves Act 1977 subdivision is a non-complying activity (this does not apply within the Puerua Heritage Precinct).	The minimum lot size is 20ha in the General Coastal Zone.	1. For the Rural Production, General Coastal and Coastal Living Zones subdivision via a management plan as per Rule 13.9.2; 2. For all other zones, the minimum lot size for a discretionary activity in an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, as listed in Appendices 1A and 1B and as shown on the Resource Maps is the same as the discretionary standard that applies to the zone in which the site is located. Where a new boundary line passes through the Outstanding Natural Feature (Appendix 1A) or Outstanding Landscape Feature (Appendix 1B) or a lot is created which results in the only building site and/or access to it being located in the feature unless it is for creation of a reserve under the Reserves Act 1977 subdivision is a non-complying activity (this does not apply within the Puerua Heritage

		Precinct).

(xx) GOLF LIVING SUB-ZONE OF KAURI CLIFFS ZONE

Controlled Activity Status (Refer also to 13.7.3)	Restricted Discretionary Activity Status (Refer also to 13.8)	Discretionary Activity Status (Refer also to 13.9)
	Subdivision of up to 60 new lots for residential (golf living) purposes, provided that: (a) no lot is less than 4,000m² in area; (b) the subdivision is otherwise undertaken in accordance with Rules 13.7 to 13.11 (Chapter 13 Subdivision), but excluding Rule 13.7.2.1. (c) on-site treatment and disposal of wastewater is provided for; and (d) the building footprints are specified on an approved plan of subdivision. The provisions of Rule 13.10 shall apply when assessing any proposed subdivision within the Golf living sub-zone. Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained, and will be assessed having regard to: (i) the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone; (ii) the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated; (iii) the effect on adjoining activities.	Subdivision that does not comply with the Restricted Discretionary Activity Standard.

Provided that any existing development on any new lot in the subdivision must comply with all of the relevant zone rules and the rules in **Part 3 of the Plan - District Wide Provisions** for permitted or controlled activities.

13.7.2.2 ALLOTMENT DIMENSIONS

Any allotment created in terms of these rules must be able to accommodate a square building envelope of the minimum dimensions specified below; which does not encroach into the permitted activity boundary setbacks for the relevant zones:

Zone	Minimum Dimension
Residential, Coastal Residential, Russell Township	14m x 14m
Rural Production, Minerals, General Coastal, Coastal Living, South Kerikeri Inlet, Rural Living, Waimate North, Point Veronica and Carrington Estate	30m x 30m

Any allotment created in terms of these rules shall comprise one contiguous parcel of land, except that in the case of land subdivided under the Unit Titles Act 2010, the principal unit and any accessory units shall be deemed to be a contiguous area if they are contained within the same site.

13.7.2.3 AMALGAMATION OF LAND IN A RURAL ZONE WITH LAND IN AN URBAN OR COASTAL ZONE

Notwithstanding the provisions of **Rule 13.7.2.1** and **Table 13.7.2.1**, an allotment in a rural zone may be amalgamated into one certificate of title with an adjoining (contiguous) allotment in any urban or coastal zone, but only where that part of the title in the urban or coastal zone meets all the requirements for a separate controlled activity allotment in that zone, as set out in **Table 13.7.2.1** and **Rule 13.7.2.2**, except that in the General Coastal Zone such subdivision will be assessed as a restricted-discretionary activity.

13.7.2.4 LOTS DIVIDED BY ZONE BOUNDARIES

Where an allotment is shown on the **Zone Maps** as having two or more zones applicable, a subdivision along a zone boundary shall be a controlled (subdivision) activity, provided that the resulting lot complies with the minimum controlled activity lot size applicable in that zone except in the General Coastal Zone where subdivision will be assessed as a restricted-discretionary activity and provided that any subdivision of a lot divided by a boundary between the Minerals Zone and any other zone is a restricted discretionary activity (refer to **Rule 13.7.2.1** and **Table 13.7.2.1**).

13.7.2.5 SITES DIVIDED BY AN OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURE OR OUTSTANDING NATURAL FEATURE

The subdivision rules relating to the size of allotments in areas covered by an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, as shown on the Resource Maps, take precedence over the comparable rules for zones.

Where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, for those parts of the site not covered by the landscape or feature, rules relating to allotment size for the particular zone apply as if the legal boundary of the site was located along the boundary of the landscape or feature.

Where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, minimum lot sizes for that part of the site within the landscape or feature is specified within **Rule 13.7.2.1(xix)** of **Table 13.7.2.1**.

Where a site contains, or is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, and the area within the landscape or feature is smaller than the lot sizes provided for in **Rule 13.7.2.1(xix)** of **Table 13.7.2.1**, the whole of the site must be taken as Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature and **Rule 13.7.2.1(xix)** applies over the entire site.

13.7.2.6 ACCESS, UTILITIES, ROADS, RESERVES

Notwithstanding the standards for minimum net area, there shall be no minimum allotment areas in any zone for allotments created for access, utilities, roads and reserves. Within areas covered by a structure plan, appropriate provision shall be made for access, utilities, roads and reserves in terms of those structure plans.

A consent notice may be registered on the Certificate of Title, pursuant to **Rule 13.6.7**, in respect of any lot occupied by a utility, requiring enforcement of a condition that, in the event of the utility being removed, the lot be amalgamated with an adjoining allotment unless it is a fully complying allotment for the respective zone.

13.7.2.7 SAVINGS AS TO PREVIOUS APPROVALS

Notwithstanding the standards for minimum net area in **Rule 13.7.2.1** and **Table 13.7.2.1**, there are no minimum allotment areas in any zone for unit titles where a proposed unit development plan has been granted subdivision consent. This rule applies only to allotments approved by Council prior to 28 April 2000. All relevant rules applicable within the zone must be complied with by the building/s erected, or to be erected, on allotments in terms of this rule.

13.7.2.8 PROXIMITY TO TOP ENERGY TRANSMISSION LINES

Where an electricity transmission line (of 110 kV or more) crosses land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to those lines. No activity (including earthworks) or proposed building sites shall be located within 20m of any support structure and no building platform shall be located within a corridor measured 20m from the centre line of the transmission lines.

13.7.2.9 PROXIMITY TO THE NATIONAL GRID

Where an electricity transmission line identified on the zone maps as part of the National Grid crosses or adjoins land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to that infrastructure.

Note: Attention is also drawn to the provisions of Part 3 of the Plan – District Wide Provisions, which reference the rules relating to development occurring within the National Grid Yard.

13.7.3 CONTROLLED (SUBDIVISION) ACTIVITIES: OTHER MATTERS TO BE TAKEN INTO ACCOUNT

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under **Rules 13.7.3.1 to 13.7.3.12** (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

13.7.3.1 PROPERTY ACCESS (see **Chapter 15 Transportation**)

A controlled (subdivision) activity application must comply with rules for property access in **Chapter 15**, namely **Rules 15.1.6C.1.1 - 15.1.6C.1.11** (inclusive).

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.2** the Council will restrict the exercise of its control to the following matters and shall have regard to section 106 of the Resource Management Act 1991:

- (a) the degree to which the proposed subdivision avoids, remedies or mitigates the potential adverse effects of:
 - (i) erosion;
 - (ii) overland flow paths, flooding and inundation;
 - (iii) landslip;
 - (iv) rockfall;
 - (v) alluvion (deposition of alluvium);
 - (vi) avulsion (erosion by streams or rivers);
 - (vii) unconsolidated fill;
 - (viii) soil contamination;
 - (ix) subsidence;
 - (x) fire hazard;
 - (xi) sea level rise

Provided that where **Coastal Hazard Maps** show land as being within a Coastal Hazard 1 Area, any subdivision that will create additional allotments (other than to facilitate the subdivision of land for the purposes of transfer to the Council) shall be a non-complying subdivision activity.

13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (a) a lawfully established reticulated water supply system; or
- (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.3** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (ii) adequacy of water supplies, and access for fire fighting purposes;
- (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP).
- (b) The preferred means of disposal of collected stormwater in urban areas will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease. The connection should be at the lowest point of the site to enable water from driveways and other impervious surfaces to drain to it. Where it is not practical to provide stormwater connections for each lot then the application for subdivision shall include a report detailing how stormwater from each lot is to be disposed of without adversely affecting downstream properties or the receiving environment.
- (c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) All subdivision applications creating sites 2ha or less shall include a detailed report from a Chartered Professional Engineer or other suitably qualified person addressing stormwater disposal.
- (d) Where flow rate control is required to protect downstream properties and/or the receiving environment then the stormwater disposal system shall be designed in accordance with the onsite control practices as contained in "*Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual*" Auckland Regional Council (2003).

In considering a controlled (subdivision) activity application under **Rule 13.7.3.4** the Council will restrict the exercise of its control to the following matters:

- (i) control of water-borne contaminants, litter and sediments;
- (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents);
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;
- (iv) the location, scale and construction of stormwater infrastructure;
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

13.7.3.5 SANITARY SEWAGE DISPOSAL

- (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, or within an area to be serviced by a private reticulated sewerage scheme for which Northland Regional Council has issued a consent, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.
- (b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).

Note: Allotments include additional vacant sites on cross lease or unit titles.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.5** the Council will restrict the exercise of its control to the following matters:

- (i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available;
- (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system;
- (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.

13.7.3.6 ENERGY SUPPLY

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.6** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of any electrical utility system.

13.7.3.7 TELECOMMUNICATIONS

All urban allotments (Residential, Commercial, Industrial Zones) including the Coastal Residential, Russell Township, and Rural Living Zones, shall be provided with the ability to connect to a telecommunications system at the boundary of the site.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.7** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of telecommunication installations.

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.8** the Council will restrict the exercise of its control to the following matters:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) The need for easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings;
 - (v) other utilities.

13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

Where any proposed allotment contains one or more of the following:

- (a) a Notable Tree as listed in **Appendix 1D**;
- (b) an Historic Site, Building or Object as listed in **Appendix 1E**;
- (c) a Site of Cultural Significance to Maori as listed in **Appendix 1F**;
- (d) an Outstanding Natural Feature as listed in **Appendix 1A**;
- (e) an Outstanding Landscape Feature as listed in **Appendix 1B**;
- (f) an archaeological site as listed in **Appendix 1G**;
- (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.

Council encourages permanent protection by:

- (i) a reserve or covenant under the Reserves Act;
- (ii) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (iii) a conservation covenant with the Department of Conservation or the Council;
- (iv) an open space covenant with the Queen Elizabeth II National Trust;
- (v) a heritage covenant with the Heritage New Zealand Pouhere Taonga.

The Act also provides for a consent notice under s221 in accordance with **Rule 13.6.7**.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.9** the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the Heritage New Zealand Pouhere Taonga and the Department of Conservation;
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

Where appropriate and relevant, public access shall be provided in proposed subdivisions, to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.10** the Council will restrict the exercise of its control to the provision of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

13.7.3.11 LAND USE COMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of incompatible land uses (reverse sensitivity). In considering a controlled subdivision activity under **Rule 13.7.3.11** the Council will restrict the exercise of its control to the following matters:

- (i) the degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.7.3.12 PROXIMITY TO AIRPORTS

Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application.

13.7.4 SUBDIVISION WITHIN THE NATIONAL GRID CORRIDOR FOR ALL ZONES

Subdivision is a controlled activity where:

- (a) The site is within the National Grid Corridor, and every allotment is capable of containing within its net site area a building envelope located entirely outside of the National Grid Yard.

In considering whether or not to grant consent or impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) Whether the design and construction of any subdivision allows for earthworks, buildings and structures to comply with the requirements in the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001);
- (ii) Whether the design and construction of any subdivision provides for continued physical access to the National Grid line to provide for inspections, maintenance and upgrading of the transmission network;
- (iii) The extent to which the subdivision design and consequential development (e.g. future building envelope location, outlook of buildings, access location) will avoid, remedy or mitigate the potential reverse sensitivity on the National Grid, while also addressing nuisance effects (e.g. visual amenity) created by the National Grid;
- (iv) The extent to which the design and construction of the subdivision allows for activities to be setback from high voltage transmission lines to ensure adverse effects on and from the National Grid

transmission network and on public safety and property are appropriately avoided, remedied or mitigated e.g. through the location of roads, reserves and building envelopes;

- (v) The nature and location of any proposed vegetation to be planted in the vicinity of any National Grid transmission lines;
- (vi) Provision for the ongoing operation; maintenance and any planned development and upgrade of the existing National Grid;
- (vii) The outcome of any consultation with Transpower in relation to (i)-(v) above;
- (viii) The matters listed in 13.7.3.

Where an application is required because of non-compliance with this rule, Transpower New Zealand Limited shall be considered an affected party in accordance with the Act.

Note: If a subdivision activity does not comply with the above rule it becomes a non complying activity in accordance with **Rule 13.11(e)**.

13.8 RESTRICTED DISCRETIONARY ACTIVITIES

13.8.1 SUBDIVISION WITHIN THE RURAL PRODUCTION ZONE

Subdivision is a restricted discretionary activity where:

- (a) the minimum lot size is 12ha; or alternatively
- (b) a maximum of 3 lots in any subdivision, provided that the minimum size of any lot is 4,000m² and there is at least one lot in the subdivision with a minimum lot size of 4ha, and provided further that the subdivision is of sites which existed at or prior to 28 April 2000, or which are amalgamated from titles existing at or prior to 28 April 2000; or alternatively
- (c) a maximum of 5 lots in a subdivision (including the parent lot) where the minimum size of lots is 2ha, and where the subdivision is created from a lot that existed at or prior to 28 April 2000.

In considering whether or not to grant consent on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to the following matters:

- (i) for applications under **13.8.1(a)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment.
- (ii) for applications under **13.8.1(b)** or **(c)**:
 - effects on the natural character of the coastal environment for proposed lots which are in the coastal environment;
 - effects of the subdivision under **(b)** and **(c)** above within 500m of land administered by the Department of Conservation upon the ability of the Department to manage and administer its land;
 - effects on areas of significant indigenous flora and significant habitats of indigenous fauna;
 - the mitigation of fire hazards for health and safety of residents.

In considering whether or not to impose conditions on applications for restricted discretionary subdivision activities the Council will restrict the exercise of its discretion to the following matters:

- (1) the matters listed in **13.7.3**;
- (2) the matters listed in **(i)** and **(ii)** above.

For the purposes of this rule the upstream boundary of the coastal environment in the upper reaches of harbours is to be established by multiplying the width of the river mouth by five.

13.8.2 SUBDIVISION WITHIN 100M OF MINERALS ZONE

Subdivision is a restricted discretionary activity in the Rural Production and Coastal Living Zones where any part of any proposed lot is within 100m of the boundary of a Minerals Zone.

In considering whether or not to grant consent or impose conditions on applications for restricted discretionary subdivision activities, the Council will restrict the exercise of its discretion to consideration of the following matters:

- (i) the location of the building site(s) for residential buildings having regard to topography, geology, distance from the boundary of the Minerals Zone, distance from the existing and proposed quarry faces;

- (ii) the likelihood and effects of vibration, dust, noise and flyrock on the identified building site/s;
- (iii) any cumulative adverse effects resulting from the approval of the subdivision;
- (iv) access to the subdivision in relation to the adjoining Minerals Zone;
- (v) the matters listed in **13.7.3**.

13.8.3 SUBDIVISION IN THE GOLF LIVING SUB-ZONE (KAURI CLIFFS ZONE)

Subdivision of up to 60 new lots for residential (golf living) purposes is a restricted discretionary activity in the Golf living sub-zone of the Kauri Cliffs Zone, provided that:

- (a) no lot is less than 4,000m² in area;
- (b) the subdivision is otherwise undertaken in accordance with **Rules 13.7 to 13.11 (Chapter 13 Subdivision)**, but excluding **Rule 13.7.2.1**;
- (c) on-site treatment and disposal of wastewater is provided for; and
- (d) the building footprints are specified on an approved plan of subdivision.

The provisions of **Rule 13.10** shall apply when assessing any proposed subdivision within the Golf living sub-zone.

Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained, and will be assessed having regard to:

- (i) the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone;
- (ii) the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated;
- (iii) the effect on adjoining activities.

13.8.4 SUBDIVISION IN THE GENERAL COASTAL ZONE

The Council will restrict the exercise of its discretion and may impose conditions on restricted discretionary activity applications for subdivision in the General Coastal Zone to the following matters:

- (a) the location of access to the lots;
- (b) the location of utility services;
- (c) the location of building envelopes;
- (d) the effect of earthworks and utilities;
- (e) the location of lot boundaries;
- (f) the matters listed in **13.7.3**;
- (g) whether provision for access to the subdivision has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, visual effects, effects on vegetation and habitats, and natural character;
- (h) whether the effects of earthworks and the provision of services to the subdivision will have an adverse visual effect on the environment and whether these effects can be avoided, remedied or mitigated;
- (i) the maintenance and enhancement of public access to and along the coastal marine area and other water bodies. Refer also to rules in **Chapters 12.7 and 14**.

13.8.5 SUBDIVISION IN THE COASTAL LIVING AND SOUTH KERIKERI INLET ZONES

The Council will restrict the exercise of its discretion and may impose conditions on restricted discretionary activity applications for subdivision in the Coastal Living and South Kerikeri Inlet Zones to the following matters:

- (a) the location of access to the lots;
- (b) the location of utility services;
- (c) the location of building envelopes;
- (d) the effect of earthworks and utilities;
- (e) the location of lot boundaries;
- (f) the mitigation of fire hazards for health and safety of residents;
- (g) the matters listed in **13.7.3**;

- (h) whether provision for access to the subdivision has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, visual effects, effects on vegetation and habitats, and natural character;
- (i) whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

Applications for restricted discretionary activities within the South Kerikeri Inlet Zone will be treated as limited notification applications requiring notification of all property owners within the Zone and DH Ellis (being the property owner of Lot 2 DP 114410) at least.

13.9 DISCRETIONARY (SUBDIVISION) ACTIVITIES

Subdivision is a discretionary activity where:

- (a) it does not comply with one or more of the standards for controlled or restricted-discretionary (subdivision) activities set out in rules under **13.7** and **13.8**, but
- (b) it complies with the rules under **13.9.1**, **13.9.2** or **13.9.3**;
- (c) it is located in the Puerua Heritage Precinct.

Applications for discretionary and non-complying activities within the South Kerikeri Inlet Zone will require notification of all property owners within the Zone and DH Ellis (being the property owner of Lot 2 DP 114410) at least.

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

13.9.1 MINIMUM NET AREA FOR VACANT NEW LOTS AND NEW LOTS WHICH ALREADY ACCOMMODATE STRUCTURES

Refer to **Table 13.7.2.1** under **Rule 13.7.2.1** column headed "Discretionary Activity Status".

13.9.2 MANAGEMENT PLANS

CONTEXT

The purpose of management plan subdivision or development is to facilitate the sustainable management of natural and physical resources in an integrated way.

The management plan rule provides a once-off opportunity for integrated subdivision or development which results in superior outcomes to more traditional forms of subdivision, use or development.

Management plans allow subdivision and development where the location, form and scale of the proposal complements sustainable environmental management consistent with the protection of natural character, landscape, amenity, heritage, and cultural values.

Management plans provide flexibility to create innovative and site specific proposals.

13.9.2.1 CONTENTS OF APPLICATION

An application for a management plan subdivision or development must, to the extent that it is relevant to the site and the proposal, provide within the application, including assessment of environmental effects and accompanying specialist reports, information on the following:

(a) Description of the Proposal

- (i) a cadastral plan that shows the parent site(s) in which the management plan is located; the specified portion of the site(s) subject to the management plan; and any balance area, including for the purpose of complying with **Rule 13.9.2.2(c)**;
- (ii) the size and location of the proposed lots on the property and the provision made for roads, accessways, public utilities, proposed reserves (including esplanade reserves, esplanade strips, and access strips), covenanted areas or other encumbrances or restrictions, and information on infrastructure proposed to vest in Council (including road, utilities, and reserves);
- (iii) details of the building envelopes within which all built elements are to be located;
- (iv) details of requirements for earthworks including the management of run-off during construction;
- (v) requirements for vegetation clearance;
- (vi) stormwater and effluent disposal systems;

- (vii) proposals for staging of development including, where a subdivision is to be staged, arrangements for vesting any reserves, access facilities (vehicle and pedestrian) or public utilities required by the resource consent and located in subsequent stages;
- (viii) details of the consultation that has been undertaken and the result(s) of this;
- (ix) how sustainable management is to be achieved including the management objectives, details of what is to happen and where, and how this is to be monitored and reviewed.

(b) Existing Site Characteristics

- (i) a description of the shape and location of the property in relation to its wider geographic context and local setting;
- (ii) topography and geography of the property;
- (iii) geotechnical aspects of the property;
- (iv) stormwater channels/overland flow paths and presence of natural hazards (such as flood prone land or land liable to erosion or any fire hazard);
- (v) the property history including past uses and management and any implications for future management;
- (vi) soil types and their classification on the NZ Land Inventory worksheets;
- (vii) the natural character, landscape (including identification of any Outstanding Landscapes, Outstanding Landscape Features and Outstanding Natural Features as shown on the **Resource Maps**), visual and amenity value characteristics of the site, and an assessment of the effects of construction and site development on those characteristics and values. Attention is drawn to the 1995 LA4 Landscape Assessment of the Far North District held by the Council that provides further information on landscape values and characteristics of the District;
- (viii) areas of indigenous vegetation and habitats of indigenous fauna with identification of any such areas which are significant as defined in **Method 12.2.5.6**, and any notable or heritage trees;
- (ix) archaeological sites, historic heritage resources or sites of significance to Maori;
- (x) relevant information regarding adjoining properties;
- (xi) the location and purpose of any public reserve land in the vicinity of the site;
- (xii) any known areas in the vicinity which are being actively managed for pest control or protected or enhanced for conservation benefit;
- (xiii) the District Plan zoning of surrounding land, including any relevant structure plan, Long Term Council Community Plan proposal(s) or other document identified in s74.
- (xiv) the presence of any transmission lines or network utility within, or in the vicinity of, the site.

(c) Proposed Management Measures

- (i) measures to protect, manage and enhance indigenous vegetation and habitats, outstanding landscapes and natural features, heritage resources and riparian margins, including appropriate means of controlling dogs, cats, rats¹, mustelids and other animal pests and the means of controlling pest plants;
- (ii) measures to maintain open space in order to retain coastal and/or rural character;
- (iii) measures to protect the life-supporting capacity of soils;
- (iv) measures to protect sites of significance to Maori on the property;
- (v) measures for the ongoing control and management of stormwater and effluent disposal;
- (vi) measures to promote and achieve integrated catchment management;
- (vii) measures to control the placement and visual appearance of dwellings and ancillary buildings such as garages and water tanks;
- (viii) any other measures to internalise adverse effects including measures to avoid reverse sensitivity on existing activities or uses.

The Council may require additional information on aspects of the proposal.

¹Kiore are considered a taonga by Ngatiwai Trust Board.

(d) Draft Management Plan

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

- (i) the objectives of the proposal;
- (ii) the mechanisms to ensure that the management plan applies to and binds future owners;
- (iii) where restoration planting and/or other natural resource management works are to be undertaken, performance may be secured by a Council bond on the following basis:
 - bonded work is to be completed within 4 years of the subdivision s224(c) certificate issuing;
 - access to bonding will not be available until one year after planting, where there is evidence to Council's satisfaction of the successful initial implementation of an approved management plan;
 - the management plan is to include matters of the following type. Named species appropriate to the location, size at planting, density (for example 7,000 stems/ha), seed source, weed clearance/release, pest control, fertiliser application and, at Council's discretion, a requirement for irrigation should conditions require;
 - legally effective post s224 certificate arrangements are required which secure the retention of re-planted vegetation; establish responsibility for continued execution of the management plan until its objectives (be they tree height, percentage canopy cover or both) and/or term are satisfied (this may require a community owned management structure depending on the number of subsequent owners); and ensure Council access to the land in the event the bond is to be executed. These requirements may necessitate a bond to be complemented by covenants or other legal instruments;
 - Council retains the discretion not to accept bonding where there is a potentially harsh environment or other factor(s), which present a significant risk in its assessment to successful re-establishment or management plan implementation. Evidence of the degree of risk should be included in the information required by **Rule 13.9.2.1.**

13.9.2.2 MANAGEMENT PLAN STANDARDS

Management plan subdivision is a discretionary activity in the Rural Production, Waimate North, General Coastal and Coastal Living Zones where it complies with the standards set out below:

- (a) The average size of all lots in the management plan subdivision, excluding lots used solely for access, utilities, roads and reserves shall be no less than:
 - (i) 2ha in the Rural Production Zone;
 - (ii) 1ha in the Waimate North Zone;
 - (iii) 6ha in the General Coastal Zone;
 - (iv) 5,000m² in the Coastal Living Zone; and
 - (v) 2ha average in the South Kerikeri Inlet Zone.

over that specified portion of the site that is subject to the management plan.
- (b) Only one consent for a discretionary (subdivision) activity in terms of a management plan can be granted in respect of a site or any specified portion of a site provided that the averaging provisions contained within this rule can only be used for each specified portion of the site once.
- (c) Where a management plan subdivision or development is granted in respect of a specified portion of a site, separate title shall be obtained or amalgamated with another adjoining lot not within the management plan application for the portion of the site not subject to the management plan. The portion of a site that is not subject to the management plan shall be no less than:
 - (i) 4ha in the Rural Production Zone;
 - (ii) 4ha in the Waimate North Zone;
 - (iii) 20ha in the General Coastal Zone; and
 - (iv) 4ha in the Coastal Living Zone and South Kerikeri Inlet Zone.

- (d) The Development Bonuses available under **Rules 12.1.6.3.1, 12.2.6.3.2, 12.5.6.3.1 and 18.3.6.4.3** will not be available on any site created by a consent granted under this rule, nor will they be available as part of the process of obtaining such a consent.
- (e) Any further subdivision of any lot contained within a subdivision management plan shall be a non-complying activity.
- (f) The application must include a draft management plan as described in **Rule 13.9.2.1(d)**.

13.9.2.3 ASSESSMENT CRITERIA

In assessing an application for discretionary subdivision and development in accordance with a management plan, the Council may require more detail to be provided and will have regard to the following matters (to the extent that these are relevant to the proposal) in addition to other relevant matters set out in **Rule 13.10**:

- (a) the adequacy of the management plan;
- (b) the degree to which the management plan gives effect to the NZ Coastal Policy Statement;
- (c) the degree to which the management plan gives effect to the Regional Policy Statement for Northland and is consistent with the Regional Coastal Plan for Northland;
- (d) the District-wide objectives and policies the objectives and policies of this chapter and those for the particular zone or zones affected by the application; including, where relevant, the objectives and policies applying generally to the coastal environment set out in **Sections 10.3 and 10.4** and the rural environment set out in **Sections 8.3 and 8.4**;
- (e) the degree to which potential adverse effects on the environment have been identified and avoided as far as practicable, and where it is not practicable to avoid any adverse effects, those have been remedied or mitigated;
- (f) the degree to which the proposal represents better sustainable management of natural and physical resources of the land and surrounding environment; (and protects the productive potential of the land);
- (g) where the subdivision is all or partly within the coastal environment (and acknowledging that the management plan provisions also apply elsewhere in the District) the degree to which the proposal preserves the natural character of the coastal environment, wetlands, and lakes and rivers and their margins and protects them from inappropriate subdivision, use and development and enhances the natural character of the coastal environment;
- (h) whether landscape, visual and amenity value characteristics of the site are maintained, protected or enhanced and the degree to which regard is had of the LA4 Landscape Assessment report (1995);
- (i) whether the proposals to ensure long-term protection and enhancement of indigenous flora and fauna are adequate and the need for conditions to ensure ongoing compliance with such proposals;
- (j) the adequacy of proposals for rehabilitation or re-establishment of areas of indigenous flora, including the extent to which land which is steep or has stability issues or is of low value for food production is set aside for revegetation;
- (k) the extent to which planting proposals utilise indigenous flora appropriate to the locality and the extent to which local genetic stock is used;
- (l) where relevant, measures to provide public access through the property to and along the coastal marine area, lakes and rivers;
- (m) the proposals to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
- (n) the adequacy of any areas proposed to be vested as open space reserve(s) using mechanisms identified in **Rule 13.7.3.9 (i – v)**;
- (o) the degree to which the proposal protects life supporting capacity of soils and provides for continued productive use of the land;
- (p) whether the subdivision proposed by the management plan is likely to have more than a minor adverse effect on the options for a future road network to serve the area, or for water supply, sewerage, and stormwater reticulation, or for reserves or community facilities or for any other utility service;
- (q) effects of the subdivision on the use and management of public land in the vicinity of the site;
- (r) the degree to which the proposal avoids natural hazards including fire hazards;
- (s) whether the proposal has the potential to cause reverse sensitivity issues for existing activities or uses;
- (t) the degree to which the application complies with the Other Matters set out in **Rule 13.7.3**;

- (u) the provisions of any structure plan or other management plan on an adjoining property that has been prepared for the locality;
- (v) whether bonds are necessary to assist in achieving the management plan;
- (w) the extent to which information and proposed management measures are provided by suitably qualified persons;
- (x) the extent to which the proposal creates a large balance lot and protects and, if appropriate, restores it;
- (y) the appropriateness of the location of building platforms and the associated building envelopes;
- (z) the extent to which the application promotes energy efficiency and renewable energy development and use as provided for in Policy 13.4.15 through incorporating the following initiatives:
 - (i) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);
 - (ii) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;
 - (iii) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;
 - (iv) access to alternative transport facilities;
 - (v) domestic or community renewable electricity generation;
 - (vi) solar street lighting;
- (aa) any other matter which is determined to be relevant to the application; and in particular:
 - (i) whether further subdivision of all lots within the management plan is prohibited through the use of relevant legal instruments.

13.9.3 DEVELOPMENT BONUS

Where any proposed plan of subdivision provides for the formal protection of Outstanding Landscape (as shown on the **Resource Maps**), or Outstanding Landscape Features or Outstanding Natural Features (as listed in **Appendices 1A** and **1B** and shown on the **Resource Maps**), or areas of significant indigenous vegetation or significant habitats of indigenous fauna (refer to criteria in **Method 12.2.5.6** of the Plan), or heritage resources, the Council may grant a development bonus, on application for a resource consent. Notwithstanding the rules referred to below, bonus lots may not be located in Natural Resource Overlay Areas or in the General Coastal Zone.

The rules relating to development bonuses are as follows:

- (a) **12.1.6.3.1** (in respect of landscape and natural features);
- (b) **12.2.6.3.2** (in respect of indigenous flora and fauna);
- (c) **12.5.6.3.1** (in respect of heritage resources); and
- (d) **18.3.6.4.3** (in respect of the Waimate North Zone).

Note: Applications under these rules must identify donor and recipient areas and assess environmental effects on those areas.

13.10 ASSESSMENT CRITERIA

In considering whether or not to grant consent or impose conditions on applications for discretionary (subdivision) activities, the Council will have regard to s104, s105 and s106 of the Act, the objectives and policies of the Plan and to the assessment criteria set out below.

Note: Attention is drawn to the need to also refer to **Chapter 15.1** for rules relating to property access.

13.10.1 ALLOTMENT SIZES AND DIMENSIONS

- (a) Whether the allotment is of sufficient area and dimensions to provide for the intended purpose or land use, having regard to the relevant zone standards and any District wide rules for land uses.
- (b) Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements.
- (c) The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.

- (d) Whether the cumulative and long term implications of proposed subdivisions are sustainable in terms of preservation of the rural and coastal environments.

13.10.2 NATURAL AND OTHER HAZARDS

In assessing any subdivision, and for the purposes of s106 of the Act, the Council will have regard to:

- (a) Any information held by the Council or the Northland Regional Council regarding natural hazards, contaminated sites or other hazards.
- (b) Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications.
- (c) Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities.
- (d) In relation to inundation from any source, the Council shall have regard to the following factors:
 - (i) the effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
 - (ii) flood plain management measures proposed;
 - (iii) the proposed coastal protection mechanisms / techniques / measures and their environmental effects;
 - (iv) any proposed boundary drainage to protect surrounding properties;
 - (v) the adequacy of existing outfalls and any need for upgrading;
 - (vi) any need for retention basins to regulate the rate and volume of surface run-off.
- (e) In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's Certificate of Title, pursuant to **Rule 13.6.7**.
- (f) In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title, pursuant to **Rule 13.6.7**.
- (g) In relation to contaminated sites, any soil tests establishing suitability, and methods to avoid, mitigate or remedy the effects, including removal to approved disposal points.
- (h) In relation to land filling and excavation operations, the following factors:
 - (i) the effects on surrounding properties in terms of dust nuisance, visual detracting, or the potential height of buildings on filled land;
 - (ii) any adverse impacts on the natural pattern of surface drainage both on and outside the site;
 - (iii) the type of, and placement of, fill material in terms of its potential for contamination of land or water, or potential subsidence;
 - (iv) mitigation, or avoidance, of adverse effects caused by filtration affecting neighbouring properties;
 - (v) remedies necessary during emergencies;
 - (vi) the rules contained in **Section 12.3** relating to filling and excavation of land;
 - (vii) the impact of filling or excavation on heritage values, ecological values, cultural values, surface water quality, and access along waterways;
 - (viii) any beneficial effects in terms of waterway enhancement.

Attention is drawn to Northland Regional Council's natural hazards information and to s106 of the Resource Management Act 1991 which allows a consent authority to refuse subdivision consent in certain circumstances.

13.10.3 WATER SUPPLY

- (a) Where there is no reticulated water supply available for connection, whether it would be appropriate to allow a private restricted flow rural-type water supply system; such supply being always available and complying with "*Drinking Water Standards of New Zealand*" (1995).
- (b) Whether the provisions of the "*Engineering Standards and Guidelines 2004 – Revised March 2009*" (to be used in conjunction with NZS 4404:2004) have been met in respect of fire fighting water supply requirements.
- (c) Whether the provisions of the Council's "*Engineering Standards and Guidelines*" (2004) - *Revised March 2009* (to be used in conjunction with NZS 4404:2004) have been met in

respect of installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service and fire hydrants.

- (d) Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision.
- (e) Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increased pipe sizes leading to the subdivision in existing streets, or providing new wells and new pumping units.
- (f) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public water supply utility required to be provided.

13.10.4 STORMWATER DISPOSAL

- (a) Whether the application complies with any regional rules relating to any water or discharge permits required under the Act, and with any resource consent issued to the District Council in relation to any urban drainage area stormwater management plan or similar plan.
- (b) Whether the application complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).
- (c) Whether the application complies with the Far North District Council Strategic Plan - Drainage.
- (d) The degree to which Low Impact Design principles have been used to reduce site impermeability and to retain natural permeable areas.
- (e) The adequacy of the proposed means of disposing of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces.
- (f) The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas, and of siltation.
- (g) The practicality of retaining open natural waterway systems for stormwater disposal in preference to piped or canal systems and adverse effects on existing waterways.
- (h) Whether there is sufficient capacity available in the Council's outfall stormwater system to cater for increased run-off from the proposed allotments.
- (i) Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off.
- (j) The necessity to provide on-site retention basins to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before the subdivision takes place.
- (k) Any adverse effects of the proposed subdivision on drainage to, or from, adjoining properties and mitigation measures proposed to control any adverse effects.
- (l) In accordance with sustainable management practices, the importance of disposing of stormwater by way of gravity pipe lines. However, where topography dictates that this is not possible, the adequacy of proposed pumping stations put forward as a satisfactory alternative.
- (m) The extent to which it is proposed to fill contrary to the natural fall of the country to obtain gravity outfall; the practicality of obtaining easements through adjoining owners' land to other outfall systems; and whether filling or pumping may constitute a satisfactory alternative.
- (n) For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user.
- (o) Where an easement is defined as a line, being the centre line of a pipe already laid, the effect of any alteration of its size and the need to create a new easement.
- (p) For any stormwater outfall pipeline through a reserve, the prior consent of the Council, and the need for an appropriate easement.
- (q) The need for and extent of any financial contributions to achieve the above matters.
- (r) The need for a local purpose reserve to be set aside and vested in the Council as a site for any public utility required to be provided.

13.10.5 SANITARY SEWAGE DISPOSAL

- (a) Whether the capacity, availability, and accessibility of the reticulated system is adequate to serve the proposed subdivision.

- (b) Whether the application includes the installation of all new reticulation, and complies with the provisions of the Council's *"Engineering Standards and Guidelines" (2004) - Revised March 2009* (to be used in conjunction with NZS 4404:2004).
- (c) Whether the existing sanitary sewage disposal system, to which the outfall will be connected, has sufficient capacity to service the subdivision.
- (d) Whether a reticulated system with a gravity outfall is provided, and where it is impracticable to do so, whether it is feasible to provide alternative individual pump connections (with private rising mains), or new pumping stations, complete pressure, or vacuum systems.
Note: Council consent to install private rising mains within legal roads will be required, under the Local Government Act.
- (e) Where a reticulated system is not available, or a connection is impractical, whether a suitable sewage treatment or other disposal systems is provided in accordance with regional rules or a discharge system in accordance with regional rules or a discharge permit issued by the Northland Regional Council.
- (f) Where a reticulated system is not immediately available but is likely to be in the near future, whether a temporary system is appropriate.
Note: Consent notices may be registered against Certificates of Title pursuant to **Rule 13.6.7** requiring individual allotments to connect with the system when it does become available.
- (g) Whether provision has been made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from a suitable sewage treatment or other disposal system, together with any consent notices to ensure compliance.
- (h) Whether there is a need for, and the extent of, any development contributions to achieve the above matters.
- (i) Whether there is a need for a local purpose reserve to be set aside and vested in the Council as a site for any public sewage utility for sanitary disposal purposes required to be provided.
- (j) Whether the subdivision represents the best practical option in respect of the provision that is made for the disposal of sewage and waste water.

13.10.6 ENERGY SUPPLY

- (a) Where the subdivision involves the construction of new roads or formed rights of way, whether an extended reticulation system will be installed (at the subdivider's cost), having regard to the provisions of the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004). The application for subdivision consent should also indicate how lots are to be reticulated.
- (b) Whether the proposed reticulated system to be installed by the subdivider is adequate for the likely development.
- (c) Where the proposed system will serve other land that is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed and the cost of such provision.
Note: Upgrading or cost sharing will be solely a matter for the network operator.
- (d) Where a gas supply is proposed, whether the gas network operator is responsible for the installation of all pipelines and their future maintenance, in line with the provisions of the Council's *"Engineering Standards and Guidelines" (2004)- Revised March 2009* (to be used in conjunction with NZS 4404:2004).
- (e) Whether there is a need for a local purpose reserve to be set aside as a site for any public utility required to be provided.
- (f) Whether there will be potential adverse effects of the proposed reticulation system on amenity values.
- (g) Whether the subdivision design, location of building platforms and proposed electricity supply has had adequate regard to the future adoption of appropriate renewable energy initiatives and technologies.

13.10.7 TOP ENERGY TRANSMISSION LINES

Where it is proposed to subdivide land to create new allotments within an area measured 20m of either side of the centre point of an electrical transmission line designed to operate at or above 50 kV, particular regard shall be had to the following matters:

- (a) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line.

- (b) The ability to carry out maintenance and inspection of transmission lines to avoid risk of injury and/or property damage.
- (c) The outcomes of consultation with the affected utility operator.
- (d) The subdivision design, location of building platforms, location of any proposed tree planting, extent and nature of earthworks.

13.10.8 TELECOMMUNICATIONS

- (a) Where the subdivision involves construction of new roads or formed rights of way, whether an extended reticulation system has been installed (at the subdivider's cost), having regard to the Council's *"Engineering Standards and Guidelines 2004 – Revised March 2009* (to be used in conjunction with NZS 4404:2004) and "The National Environmental Standard for Telecommunication Facilities 2008".
- (b) Where the proposed system will serve other land which is not part of the subdivision, whether the network operator is providing sufficient capacity as initially installed, and the cost of such provision.
- (c) Whether the proposed reticulation system will have potential adverse effects on amenity values.

Note: Upgrading or cost-sharing will be solely a matter for the network operator.

13.10.9 EASEMENTS FOR ANY PURPOSE

Whether there is a need for an easement for any of the following purposes:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) Easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings.
 - (v) any other network utilities.
- (e) Easements in gross in favour of the Council adjoining banks of rivers, streams, lakes, wetlands or the coastal marine area not subject to an esplanade reserve or strip.
- (f) Stormwater easements passing through esplanade reserves where drainage will be to the adjoining lake or river.

13.10.10 PROVISION OF ACCESS

- (a) Whether provision for access to and within the subdivision, including private roads, has been made in a manner that will avoid, remedy or mitigate adverse effects on the environment, including but not limited to traffic effects, including effects on existing roads, visual effects, effects on vegetation and habitats, and natural character.

13.10.11 EFFECT OF EARTHWORKS AND UTILITIES

- (a) Whether the effects of earthworks and the provision of services to the subdivision will have an adverse effect on the environment and whether these effects can be avoided, remedied or mitigated.

13.10.12 BUILDING LOCATIONS

- (a) Whether the subdivision provides physically suitable building sites.
- (b) Whether or not development on an allotment should be restricted to parts of the site.
- (c) Where a proposed subdivision may be subject to inundation, whether the establishment of minimum floor heights for buildings is necessary in order to avoid or mitigate damage.
- (d) Whether the subdivision design in respect of the orientation and dimensions of new allotments created facilitates the siting and design of buildings able to take advantage of passive solar gain (e.g. through a northerly aspect on an east/west axis).

Note: Attention is also drawn to the Visual Amenity rules applying in the General Coastal, South Kerikeri Inlet and Coastal Living Zones and in Outstanding Landscapes (see **Chapter 10** and **Section 11.1**).

13.10.13 PRESERVATION AND ENHANCEMENT OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

- (a) Whether any vegetation, habitats of indigenous fauna, heritage resources and landscape features are of sufficient value in terms of the objectives and policies in **Chapter 12** of the Plan, that they should be protected.
- (b) Whether the means (physical and/or legal) by which ongoing preservation of the resource, area or feature will be achieved is adequate.
- (c) Where there are Sites of Cultural Significance to Maori, (refer to **Appendix 1F** and the **Resource Maps**), whether it is appropriate to require their protection by physical or legal means and/or to provide for access to the site over the land to be subdivided.
- (d) Where a reserve is to be set aside and vested in the Council, whether the value of the reserve land is offset against the assessment of any financial contribution.
- (e) Whether any measures are proposed to protect known high density kiwi habitats from predation by dogs, cats, rats, mustelids, pigs, and other animal pests.
- (f) Whether the subdivision would have an adverse effect on the ability to protect listed historic buildings, places or objects and their setting or surrounds; and the protection of listed notable trees.
- (g) Whether the subdivision will result in the permanent protection and/or enhancement of heritage resources, areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding landscapes, outstanding landscape features or outstanding natural features.
- (h) Whether the subdivision will result in the significant enhancement of biodiversity values through planting of native flora (preferably those species that naturally grow in the area) and ongoing management (including pest animal and plant control, fencing and replacement of failed plantings, stream enhancement and waterway protection).

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means. Mechanisms other than a Consent Notice which may be acceptable include:

- (i) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;
- (ii) a conservation covenant with the Department of Conservation or the Council;
- (iii) an open space covenant with the Queen Elizabeth II National Trust;
- (iv) a heritage covenant with the Heritage New Zealand Pouhere Taonga;
- (v) a reserve under the Reserves Act.

13.10.14 SOIL

- (a) The extent to which any subdivision will contribute to or affect the ability to safeguard the life supporting capability of soil.
- (b) The degree to which the life supporting capacity of the soil may be adversely affected by the subdivision and the degree to which any soils classified as I, II or III in the NZ Land Resource Inventory Worksheets are adversely affected by the subdivision.

13.10.15 ACCESS TO WATERBODIES

- (a) Whether the subdivision provides public access to and along the coastal marine area or to and along banks of lakes or rivers, and whether that access is appropriate, given the nature of the land subject to the subdivision application, and the sensitivity of the waterbody to environmental effects resulting from the use of that access by the public.

13.10.16 LAND USE INCOMPATIBILITY

- (a) The degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

13.10.17 PROXIMITY TO AIRPORTS

- (a) The degree to which the proposal takes into account reverse sensitivity - adverse effects arising from incompatible land use activities arising from being in proximity to an airport (including, but not limited to, the hours of operation, flight paths, noise, vibration, glare and visual intrusion).

13.10.18 NATURAL CHARACTER OF THE COASTAL ENVIRONMENT

- (a) The degree to which the proposal takes into account the preservation and/or enhancement of the natural character of the coastal environment.

13.10.19 ENERGY EFFICIENCY AND RENEWABLE ENERGY DEVELOPMENT/USE

The extent to which the application promotes energy efficiency and renewable energy development and use through the following initiatives:

- (a) ability to develop energy efficient buildings and structures (e.g. by providing a north-facing site with the ability to place a building on an east/west axis);
- (b) reduced travel distances and car usage by designing a layout with as many links to adjacent sites and surrounding roads as practicable;
- (c) encouragement of pedestrian and cycle use by designing a layout that allows easy direct access to and from, shops, schools, work places, reserves and other amenities;
- (d) access to alternative transport facilities;
- (e) domestic or community renewable electricity generation;
- (f) solar street lighting.

13.10.20 NATIONAL GRID CORRIDOR

Where it is proposed to have development within the National Grid Corridor particular regard shall be had to the following matters:

- (a) Whether the design and construction of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001);
- (b) Provision for the ongoing operation, maintenance and planned upgrade of the National Grid.

Where an application is made for development within the National Grid Corridor as a non complying activity, Transpower New Zealand Limited will be considered an affected party in accordance with the Act.

13.11 NON-COMPLYING (SUBDIVISION) ACTIVITIES

Subdivision is a non-complying activity where:

- (a) If a subdivision activity does not comply with the standards for a discretionary (subdivision) activity; or
- (b) the subdivision is in a Coastal Hazard 1 Area, as shown on the **Coastal Hazard Maps**;
- (c) the subdivision is in the Recreational Activities and Conservation Zones. Any application for a subdivision in the Recreational Activities and Conservation Zones will be publicly notified; or
- (d) a new boundary line passes through the Outstanding Natural Feature (**Appendix 1A**) or Outstanding Landscape Feature (**Appendix 1B**) or a lot is created which results in the only building site and/or access to it being located in the feature unless it is for creation of a reserve under the Reserves Act 1977. This clause does not apply within the Puerua Heritage Precinct.
- (e) if a subdivision activity does not comply with the standards of Rule 13.8.1 (National Grid Corridor).

The Council will use the assessment criteria in **13.10** as a guide when assessing non-complying subdivision activities in conjunction with the matters set out in Sections 104, 104B, 104D and 106 of the Act.

13.12 STRUCTURE PLANS

Structure plans are valuable tools to co-ordinate development carried out by individuals, and particularly urban development on the periphery of existing settlements. Development carried out in accordance with a structure plan will ensure that proper provision is made for roads, reserves, community facilities and public works so that the new area of development is a logical and workable extension of the existing development.

A structure plan will be given effect to through a Proposed Change to the District Plan. The relevant provisions of the Act will apply to any such Proposed Change.

A structure plan may be prepared by the Council or by others as a preliminary to subdivision. The purpose of a structure plan is to establish the broad framework for development in a particular area. The plan will

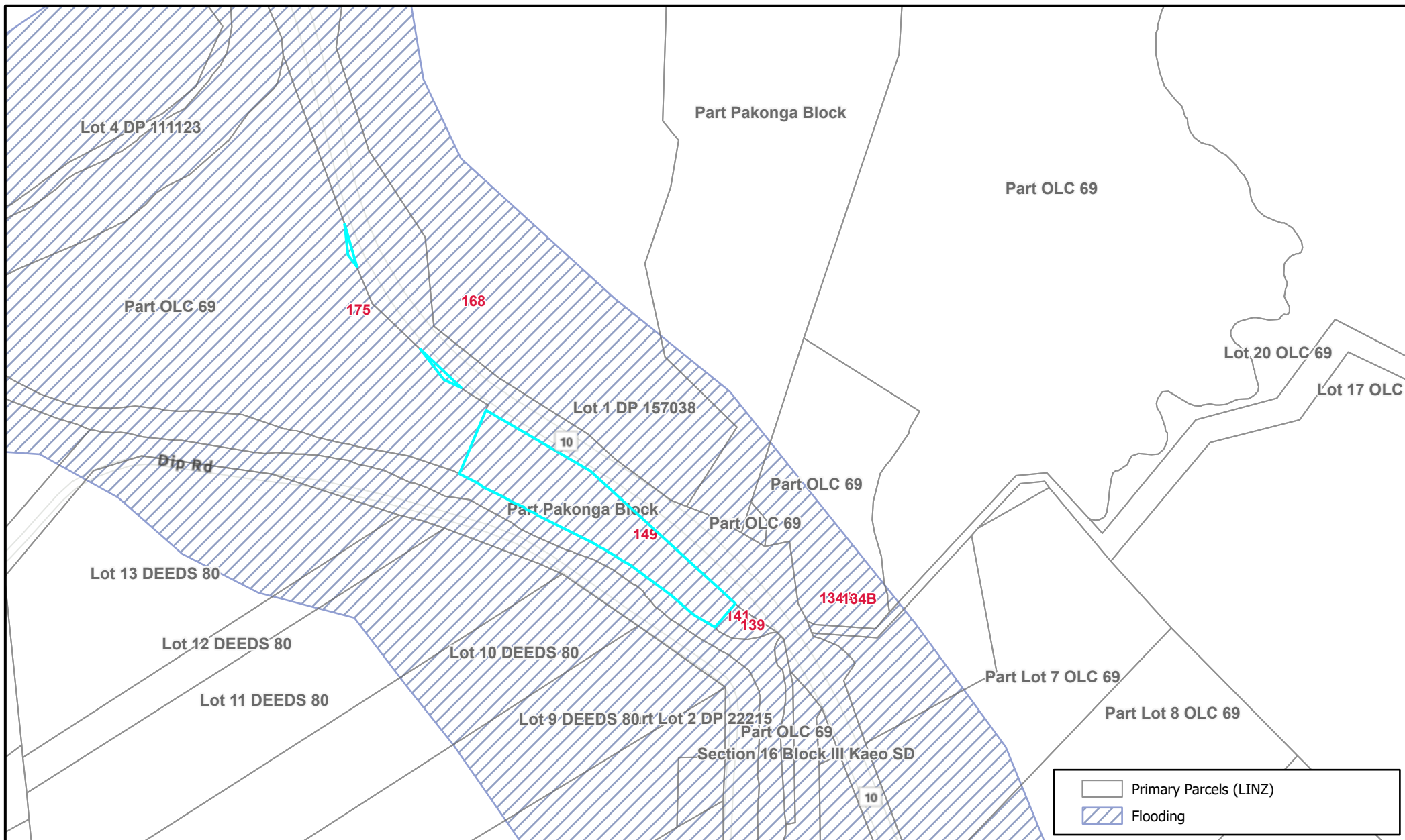
make provision for the community infrastructure which is needed, and will ensure that individual development decisions and applications in the area covered by the plan are co-ordinated and consistent with the District Plan.

A structure plan will consist of plans and written material and should include information on the following:

- (a) the size and location of the area covered by the structure plan;
- (b) the topography and geography of the structure plan area;
- (c) the classification of the soil;
- (d) the geotechnical aspects of the structure plan area;
- (e) the presence of natural hazards (such as flood prone land or land liable to erosion);
- (f) the identification of any outstanding landscapes and natural features, areas of significant indigenous vegetation and significant habitats of indigenous fauna, or heritage resources;
- (g) the proposed roading pattern for the area (including footpaths and cycleways);
- (h) the proposed reserves network for the area;
- (i) the proposed location of community facilities such as halls and community centres;
- (j) the proposed location of rural, residential, commercial and industrial environments;
- (k) the requirements (if any) of network utility operators such as electricity, telecommunications, education and healthcare;
- (l) the Low Impact Design principles utilised to reduce impermeable areas and reduce stormwater runoff volumes and avoid or mitigate adverse effects on receiving environments.

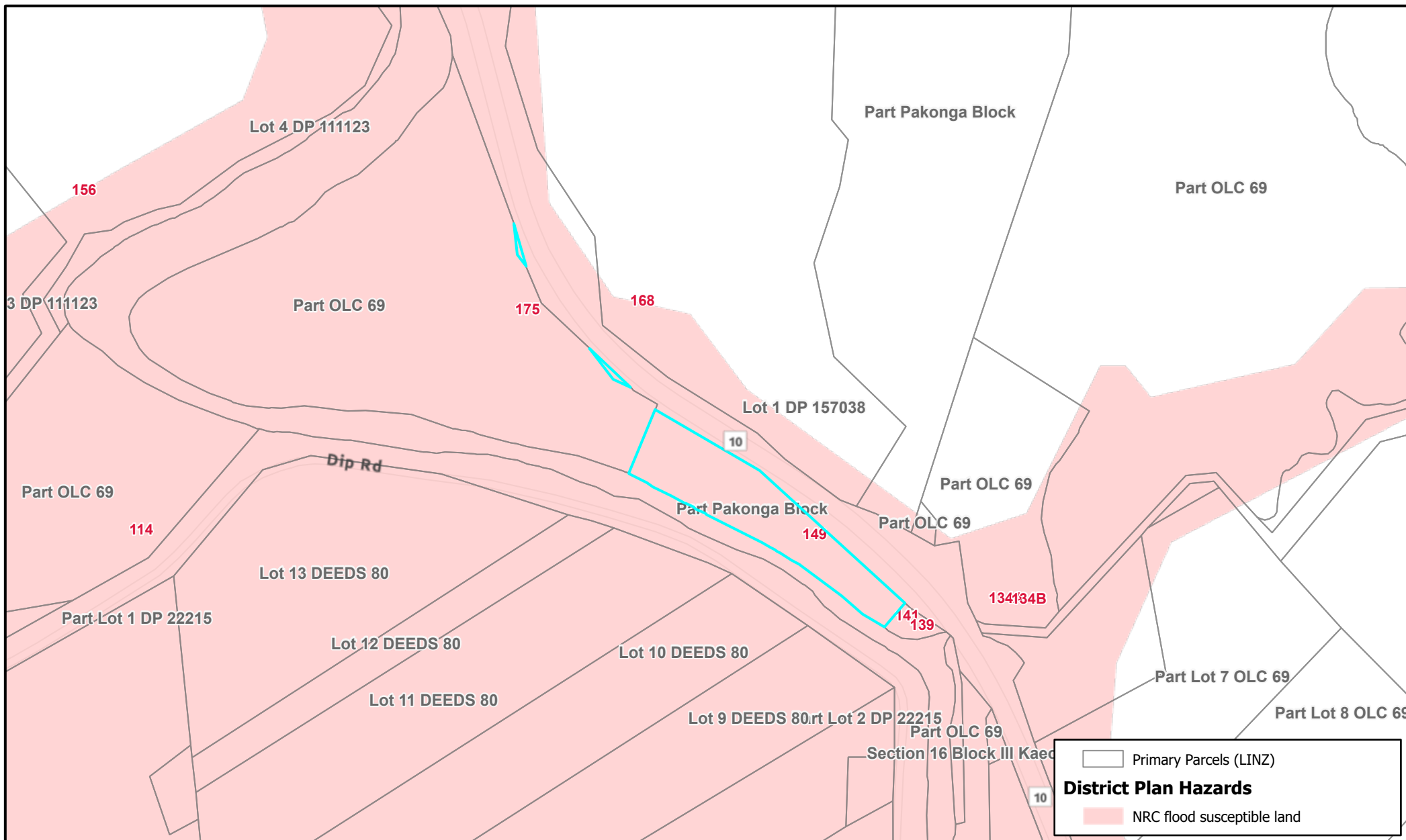
Natural Hazards Section

Includes Northland
Regional Council Plain
Language Summary
and Technical Report
Details

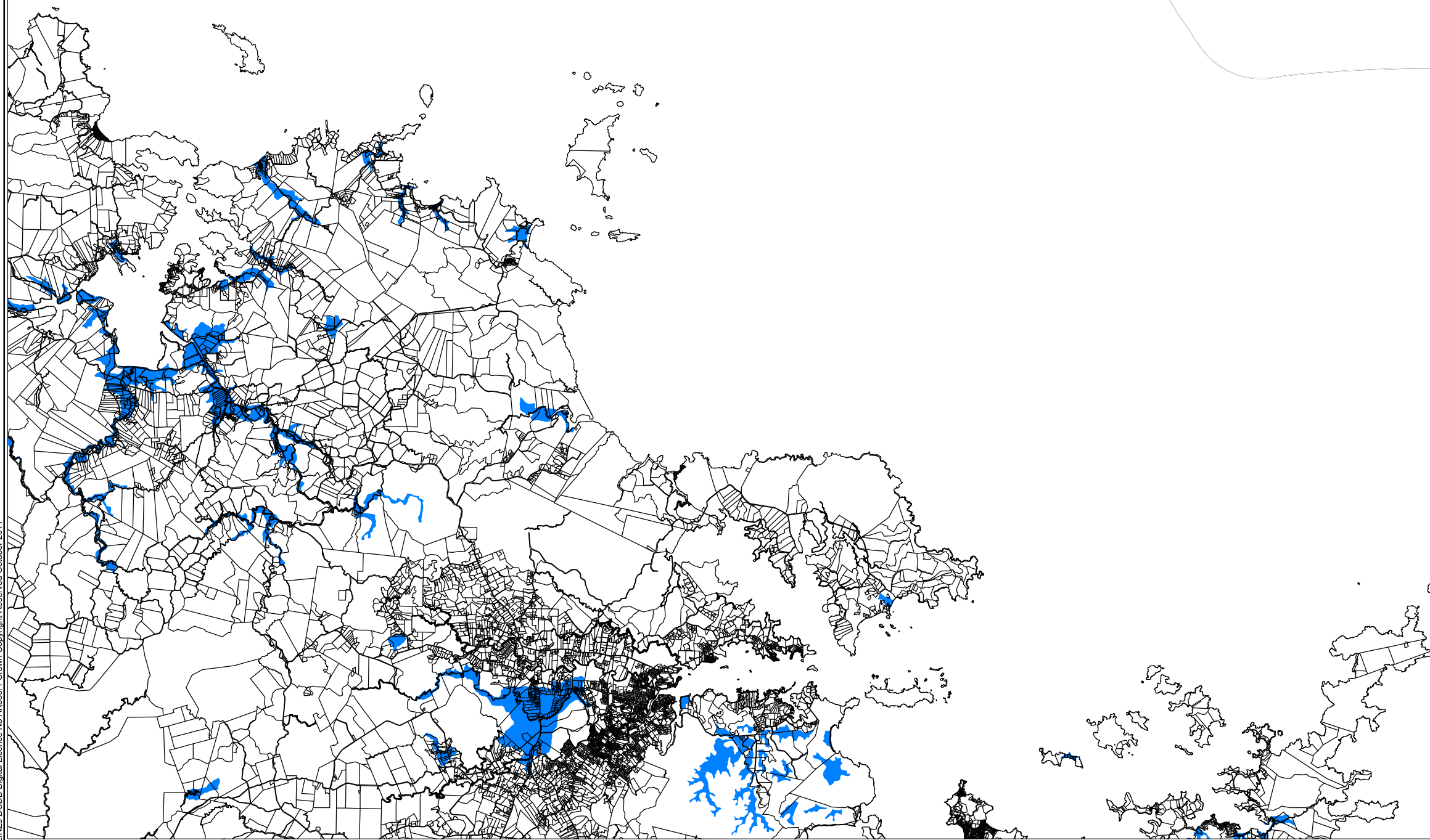


DISCLAIMER:

While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.



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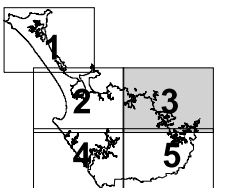
Notes:

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

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

Flooding

 Areas Susceptible to Flooding



Map Index

Map FL3



Far North District Plan - NRC Potential Flooding Maps



0 4 8 12 Km
Scale 1:200,000

DISCLAIMER

Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

12.4 NATURAL HAZARDS

Morea Tuturu

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

Natural Hazards

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

CONTEXT

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

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

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

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

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

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

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

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

12.4.1 ISSUES

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

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

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

12.4.2 ENVIRONMENTAL OUTCOMES EXPECTED

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

12.4.3 OBJECTIVES

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

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

12.4.4 POLICIES

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

12.4.5 METHODS OF IMPLEMENTATION

DISTRICT PLAN METHODS

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

OTHER METHODS

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

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

COMMENTARY

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

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

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

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

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

12.4.6 RULES

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

Particular attention is drawn to:

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

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

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

12.4.6.1 PERMITTED ACTIVITIES

An activity is a permitted activity if:

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

12.4.6.1.1 COASTAL HAZARD 2 AREAS

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

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

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

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

12.4.6.1.2 FIRE RISK TO RESIDENTIAL UNITS

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

12.4.6.2 CONTROLLED ACTIVITIES

An activity is a controlled activity if:

- (a) it does not comply with **Rule 12.4.6.1.1 Coastal Hazard 2 Areas** above; but
- (b) it complies with **Rule 12.4.6.1.2 Fire Risk to Residential Units** above; and
- (c) it complies with **Rule 12.4.6.2.1 New Buildings in Coastal Hazard 2 Areas** below; and
- (d) it complies with the relevant standards for permitted and controlled activities in the zone in which it is located, set out in **Part 2 of the Plan - Environment Provisions**; and
- (e) it complies with the other relevant standards for permitted and controlled activities set out in **Part 3 of the Plan - District Wide Provisions**.

The Council must approve an application for a land use consent for a controlled activity but it may impose conditions on that consent.

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

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

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

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

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

12.4.6.3 DISCRETIONARY ACTIVITIES

An activity is a discretionary activity if:

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

The Council may impose conditions of consent on a discretionary activity or it may refuse consent to the application. When considering a discretionary activity application, the Council will have regard to the assessment criteria set out under **Section 12.4.7**.

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

12.4.6.3.1 COASTAL HAZARD 1 AREAS

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

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

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

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

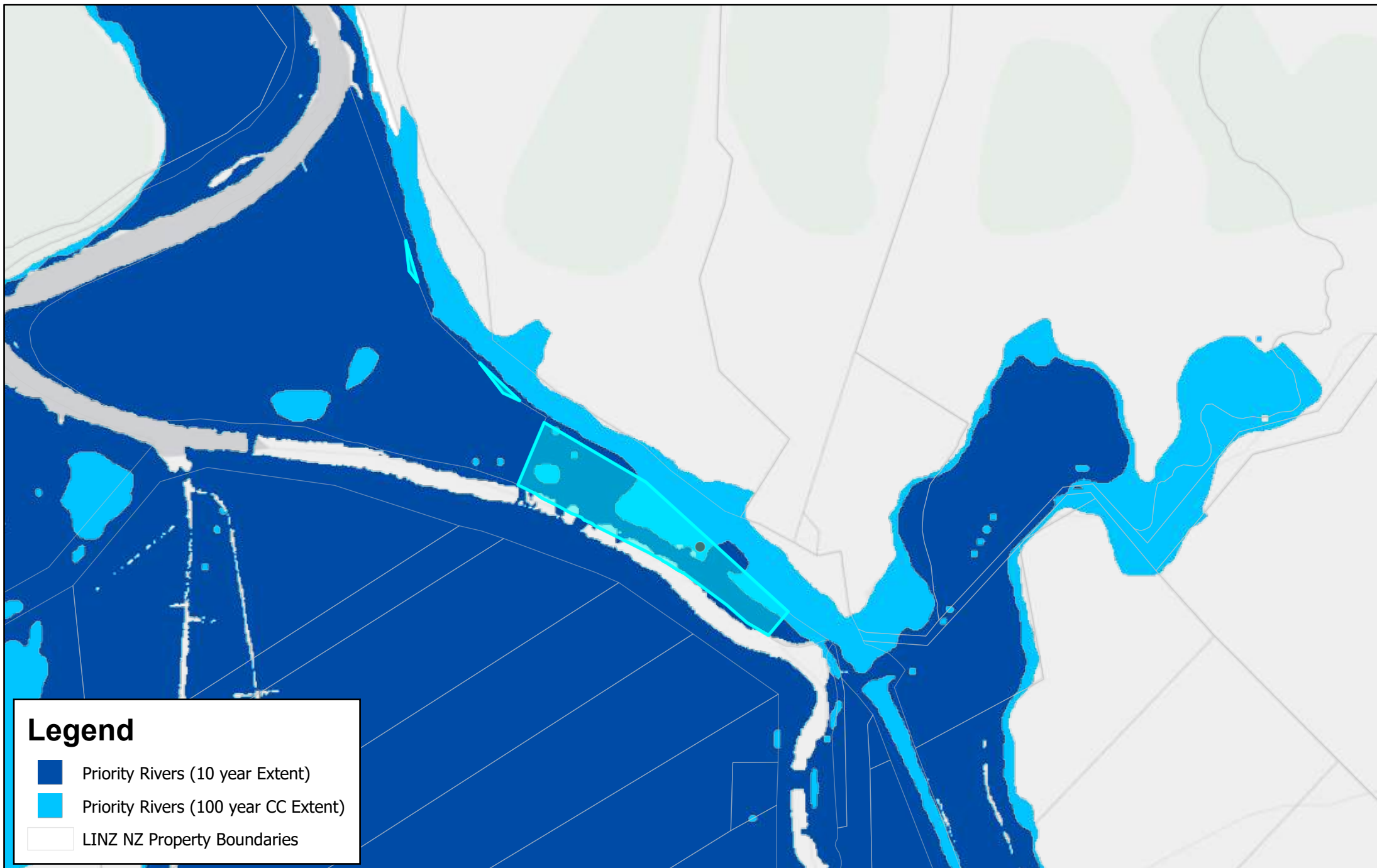
12.4.7 ASSESSMENT CRITERIA

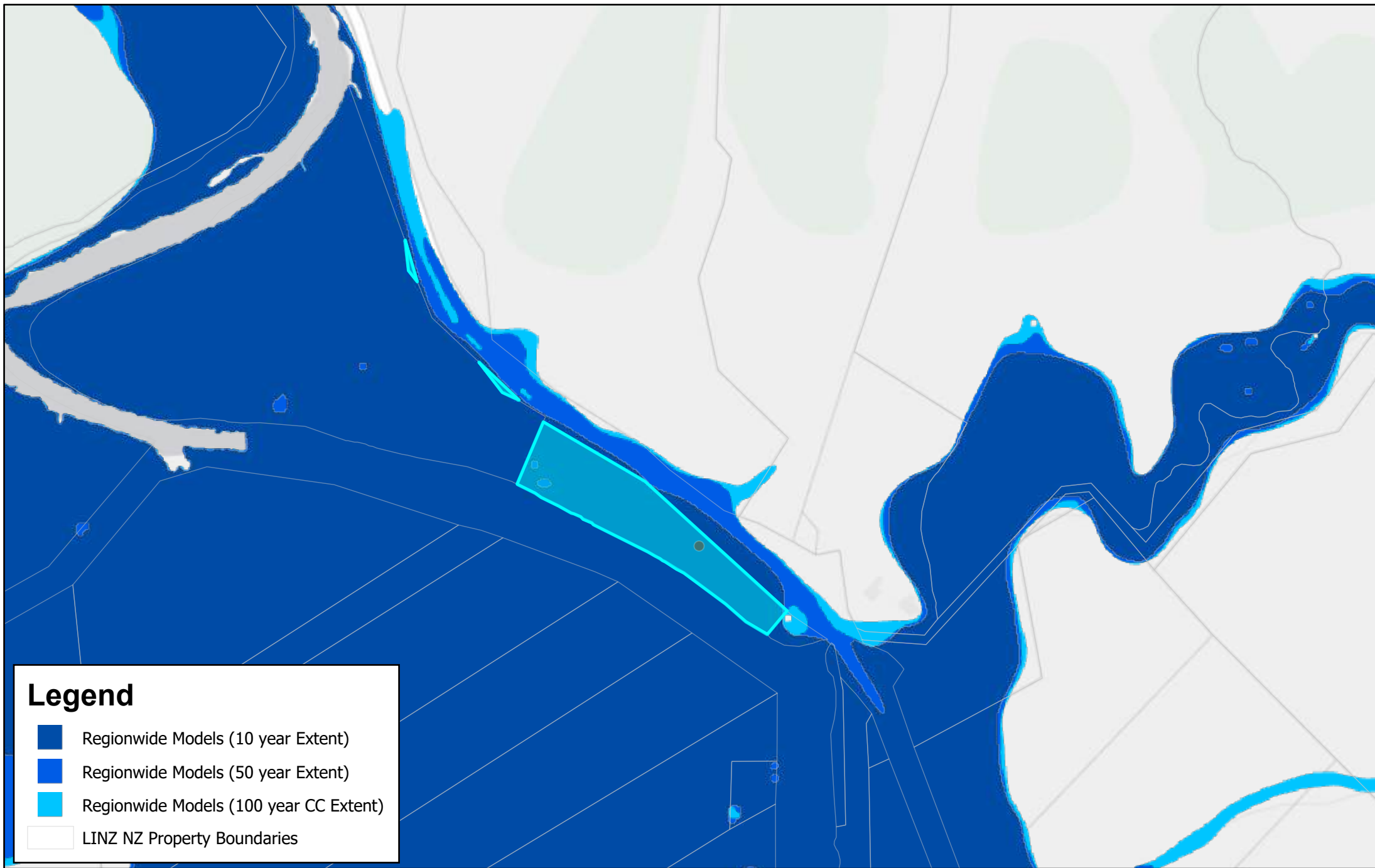
The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities.

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

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

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





Legend

- Regionwide Models (10 year Extent)
- Regionwide Models (50 year Extent)
- Regionwide Models (100 year CC Extent)
- LINZ NZ Property Boundaries

Disclaimer

Flood maps

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

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

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

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

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

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

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

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

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

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

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NORTHLAND REGIONAL COUNCIL – Coastal Hazard maps

Northland Regional Council (NRC) has updated coastal hazard maps that show areas potentially subject to coastal erosion and coastal flooding considering 50- and 100-year timeframes, including sea level rise projections due to climate change. The updated maps, made available in April 2021, can be viewed via this link - [Natural Hazards \(arcgis.com\)](https://arcgis.com)

The coastal flooding maps show four different scenarios:

- **Current day** (CFHZ 0): areas currently susceptible to coastal flooding in a 1-in-100-year storm event with no allowance for sea level rise.
- **50-year projection** (CFHZ 1): areas susceptible to coastal flooding in a 1-in-50-year storm event, with a projected sea-level rise of 0.6m by 2080.
- **100-year projection** (CFHZ2): areas susceptible to coastal flooding in a 1-in-100-year storm event, with a projected sea-level rise of 1.2m by 2130.
- **100-year 'rapid sea level rise'** projection (CFHZ 3): areas susceptible to coastal flooding in a 1-in-100-year storm event, with a sea-level rise scenario of 1.5m by 2130. This is representative of a high-emissions scenario where more rapid rates of sea level rise occur due to dynamic ice sheet instabilities.

Further information from NRC about the hazard maps and their method for identifying these hazard areas is available at the web link [Coastal hazards - Northland Regional Council \(nrc.govt.nz\)](https://nrc.govt.nz)

The maps showing potential future areas at risk are based on a conservatively predicted sea level rise scenario assessed by external experts. Information on natural hazards can be considered when applying for building consents or resource consents or undertaking development on a site.

Disclaimer

Coastal hazard maps

Northland Regional Council's coastal hazard maps have been compiled using best practice, and in accordance with policy #24 of the New Zealand Coastal Policy Statement (2010). These maps have been created from analysis of information using modern techniques and based on the best information currently available. However, they do not necessarily show the greatest extent of coastal flooding or erosion suffered in the past, or likely to be suffered in the future.

The coastal hazard maps indicate the extent of land that has been assessed as likely or potentially at risk of flooding or erosion by the sea, currently and over the next 50 and 100 years, taking into account coastal processes and potential sea level rise. The maps cover a number of sites along the Northland coastline where survey information is available. Outside of these surveyed areas, coastal hazard has not been assessed or mapped. For areas where only one type of coastal hazard (flooding / erosion) has been mapped, it should be assumed that any unmapped coastal hazard has not been assessed. For instance, the mapping of coastal erosion hazard is limited to open coast sites. Where only coastal flood risk has been mapped it should not be assumed that no coastal erosion hazard exists, and vice versa.

The extent of coastal flooding and wave run-up shown in the maps is based on the coastal topography at the time of survey. Changes in coastal landform that have occurred since the date of survey, as well as potential future landform change are not reflected in the coastal flood mapping. It is anticipated that if shorelines retreat, then wave run-up will extend further inland than the run-up extents shown in the maps.

The maps reflect flooding and erosion associated with coastal processes, and as such do not represent flooding and erosion caused by storm rainfall, including: surface run off, storm water network overflow, and river flooding. Furthermore, the coastal flood maps are based on an assessment of current and future storm surge risk, and do not show potential coastal inundation from tsunamis.

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

Northland Regional Council makes no representations, warranties or undertakings about any of the information in these maps and/or electronic files including, without limitation, their accuracy, their completeness or their quality or fitness for any particular purpose. While the authors have done their best to provide accurate information, users are requested to inform Northland Regional Council of any suspected errors in the maps and/or electronic files.

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Northland Regional Council reserves the right to change the content and/or presentation of any of the information contained in these maps at its sole discretion, including these notes and disclaimer. Use of these maps is subject to these disclaimers and exclusions, and by using these maps the user is signifying his or her agreement to be bound by these exclusions and disclaimers. When using these maps the users shall clearly identify that the results may be subject to change at the discretion of Northland Regional Council.

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

S44B(2)(a) Natural Hazards

Dated 30 October 2025

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

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

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

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

Flooding

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

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

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

River flood maps

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

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

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

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

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

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

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

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

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

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

Northland Regional Council are continuing with their flood hazard modelling programme and as at October 2025 currently has draft flood models for Whangārei, Kerikeri, Northern Wairoa, Waima and Punakitere, Catchments. These models are not currently published as they go through peer review and quality checks. Flood hazards for these catchments can be requested from Northland Regional Council.

Coastal inundation hazard maps

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

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

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

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

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

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

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

Surveyed and observed flood levels

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

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

Flood susceptible lands

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

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

Erosion and Landslide

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

Northland Regional Council has identified erosion prone land and this mapped as part of our [Proposed Regional Plan](#)

Technical Reports for erosion prone land

Scope of report	<i>Regional</i>
Report Title:	<i>Sediment Process-Attribute Layer for Northland, Report 2018/35</i>
Report date:	<i>2019</i>
Report prepared by:	<i>Land and Water Science</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This work uses regional airborne gamma-ray data, elevation maps, and geological information to understand how different natural features—like rock and sediment types, faults, and landforms—affect how likely the Northland region is to experience landslides, erosion, and better understanding sediment supply to the region's waterways, estuaries, and harbours.</i>
Where or how to access report	<i>Report available upon request from Northland Regional Council</i>

Scope of report	<i>Regional</i>
Report Title:	<i>Regional Water and Soil Plan for Northland</i>
Report date:	<i>2024</i>
Report prepared by:	<i>Northland Regional Council</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This Plan has combined the regional air, land, water and coastal plan, which sets controls for the sustainable management of natural and physical resources of the Northland Region.</i>
Where or how to access report	Proposed Regional Plan 2024

Coastal erosion

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

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

The map identifies the following hazard zones:

- Coastal Erosion Hazard Zone 0 (CEHZ 0). Areas currently susceptible to coastal erosion.
- Coastal Erosion Hazard Zone 1 (CEHZ 1). Areas likely at risk of coastal erosion over the next 50 years (66% probability of occurrence), with a projected sea-level rise of 0.33m by 2080.

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

Technical Report for coastal erosion assessments

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

Tsunami

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

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

Technical Report for Tsunami Evacuation Zone and Safe Zone map

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

Drought

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

Technical Report for Northland Drought Assessment

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

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

Volcanic, Geothermal and Earthquake

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

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

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

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

Technical Report for earthquake information

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

River Flood Hazard Technical Reports

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

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

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

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

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

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

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

Scope of report	<i>Kaeo Catchment</i>
Report Title:	<i>Kaeo River Catchment: Flood Model Upgrade Report</i>
Report date:	<i>August 2013</i>
Report prepared by:	<i>GHD</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report summaries the modelling that was done to update the modelling of the Kaero River Catchment and associated floodplain maps.</i>
Where or how to access report	<i>River modelling technical reports</i>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Scope of report	<i>Whangarei (Hatea) Catchments</i>
Report Title:	<i>Waitangi Modelling Report</i>
Report date:	<i>October 2013</i>
Report prepared by:	<i>URS</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report details the work that was done to merge the Hatea and Wairarohia/Raumanaga models and to recalibrate the new Hatea model.</i>
Where or how to access report	<i>River modelling technical reports</i>

Scope of report	<i>Whangarei Catchment (Catchment M01)</i>
Report Title:	<i>Design Modelling Whangarei Catchment (M01)</i>
Report date:	<i>May 2021</i>
Report prepared by:	<i>Water Technology</i>
Report commissioned by	<i>Northland Regional Council</i>
Purpose of the report:	<i>This report documents the calibration and design modelling methodology for Whangarei Catchment (M01), noting that this catchment was calibrated to the January 2011 flood event</i>
Where or how to access report	<i>River modelling technical reports</i>

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

Coastal Flood Hazard Technical Reports

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

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

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

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

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991 (Section 357A)

Resource Consent Number 2250259-RMAOBJ/A

Pursuant to section 357D of the Resource Management Act 1991 (the Act), the Far North District Council hereby upholds the objection of:

The activity to which this decision relates:

Objection to Condition 2(b) and 2(c) of Resource Consent 2250259-RMASUB, Potable Water Supply Easement Requirements to reflect independent water supply for Lots 1 and 2.

Subject site Details

Applicant: Gavin Frederick Hoult
Property Address: 149 State Highway 10, Whangaroa
Legal Description: PT PAKONGA 305N BLK (Title:NA596/97)

The activity to which this consent relates is:

Subdivision existing development in the Industrial zone, including amalgamation, creating two additional allotments as a Controlled activity.

As a result of upholding the objection, the following changes are made to the consent conditions:

Condition 2(b):

If it is intended to continue the provision of potable water supply from the existing system on Lot 3, to Lots 1 and 2, then the survey plan shall show an easement to convey water from Lot 3 to Lot 1 and Lot 2. The easement, if required, shall ensure the continued provision of potable water supply from the existing system on Lots 3 to Lots 1 and 2, including be of sufficient width to include any necessary infrastructure such as pipes, pumps and storage tanks. If is intended that Lots 1 & 2 be independent of Lot 3 and responsible for on-site collection and storage of potable water, then the consent holder shall provide evidence of how this is to be achieved.

Condition 2(c):

If an easement is required, provide a solicitor's undertaking that an the above referenced easement, with appropriate rights and obligations for maintenance, repair and access clearly defined, will be registered on the relevant Records of Title.

For the purpose of clarity, the complete amended conditions of consent are as follows:

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Thomson Survey Limited, referenced 10596 Scheme, dated 02/02/24, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions:

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. The endorsement of the following conditional amalgamation, pursuant to Section 220(1)(b) of the Resource Management Act 1991:

THAT Lots 3, 4 and 5 are to be held in the same certificate of title **[LINZ request number: 1935154]**.

- b. If it is intended to continue the provision of potable water supply from the existing system on Lot 3, to Lots 1 and 2, then the survey plan shall show an easement to convey water from Lot 3 to Lot 1 and Lot 2. The easement, if required, shall be of sufficient width to include any necessary infrastructure such as pipes, pumps and storage tanks. If it is intended that Lots 1 & 2 be independent of Lot 3 and responsible for on-site collection and storage of potable water, then the consent holder shall provide evidence of how this is to be achieved.
 - c. If an easement is required, provide a solicitor's undertaking that an easement with appropriate rights and obligations for maintenance, repair and access clearly defined, will be registered on the relevant Records of Title.

Section 224(c) compliance conditions

3. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
 - a. Provide evidence that separate sewer connections to the Council sewer scheme have been provided for the existing buildings on Lots 1-3. If any new connections are required, an application for each new connection to the sewer scheme shall be submitted to Council for approval.
 - b. Lots 1-3 shall be provided with a water collection system with sufficient supply for firefighting purposes is to be provided by way of tanks or other approved means and are to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008 and evidence shall be provided that FENZ approval has been obtained.

- c. The consent holder shall provide to Council written confirmation from the New Zealand Transport Agency (NZTA) that all requirements outlined in NZTA's approval letter (Reference: 2023-0356, dated 16 May 2024) have been completed to NZTA's satisfaction.
4. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:
- a. The site is identified as being within a kiwi present zone. If any owners or occupiers of or visitors to the lot keep or introduce onto the land any carnivorous animal (including dogs or cats) they must be kept inside and/or tied up at night. This is to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

[All lots]

- b. Prior to the construction of any new buildings or future development on the lot, the consent holder shall provide to the Council, for certification, a Flood Hazard Assessment prepared by a suitably qualified engineer. The flood hazard assessment shall evaluate the potential flood risk, including consideration of minimum finished floor levels. No new buildings shall be constructed until the Council has certified these assessments as appropriate for the proposed development.

[All lots]

- c. The Subdivision Site Suitability Report provided at the subdivision stage has identified that the subject site is within River Flood Hazard Zones for the 10-Year, 50-Year, and 100-Year Annual Return Intervals, as well as Coastal Flood Hazard Zones 0, 1, 2, and 3, based on Northland Regional Council (NRC) flood modelling. Additionally, access to the site via State Highway 10 (SH10) is subject to flooding during significant rain events, as confirmed by NRC modelling. As mitigation for site and access flooding may not be feasible, future owners should be aware that access may become impassable during heavy rain events. Owners should prepare an evacuation plan to address access limitations and ensure safety during such events.

[All lots]

Advice Notes

Lapsing of Consent

1. Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;
 - a) A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or

- b) An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

- 2. If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

Archaeological Sites

- 3. Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

Section 224 Certification

- 4. A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General Advice Notes

- 5. This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
- 6. As part of the correspondence to be provided for condition 3(c), it is recommended that a copy of the Encroachment License issued by NZTA is provided for Council records.*

Reasons for the Decision to uphold the Objection (pursuant to Section 357D(2):

- 1. The proposed objection was upheld as it provides necessary flexibility by allowing potable water to be supplied either through a shared system with easements (if required) or through independent on-site collection (already existing on site). This approach reflects the actual development intentions, avoids imposing unnecessary legal and surveying requirements, and still ensures that all lots are properly serviced for potable and firefighting water supply.*

Approval

This Decision has been prepared by Diego Solarte Garcia, Resource Planner and is granted under delegated authority (pursuant to section 34A of the Resource Management Act 1991) from the Far North District Council by:



NAME – Whitney Peat

Date: 1st May 2025

**TITLE - Team Leader – Resource
Consents**

Right of Appeal

If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 358 of the Resource Management Act 1991) to appeal the decision. The notice of appeal must be in the prescribed form, stating reasons for the appeal and shall be lodged with the Environment Court within 15 working days of the receipt of this decision. Any person lodging an appeal shall ensure that a copy of the notice of appeal is served on Council at the same time as the notice is lodged with the Environment Court.

Lapsing Of Consent

Pursuant to section 125 of the Resource Management Act 1991, this resource consent, as amended as a result of this decision on an objection, will lapse 5 years after the date of commencement of consent unless, before the consent lapses.

The consent is given effect to; or

An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991

DECISION ON SUBDIVISION CONSENT APPLICATION UNDER THE RESOURCE MANAGEMENT ACT 1991

Decision

Pursuant to section 34(1) and sections 104, 104A, 106, 108 and Part 2 of the Resource Management Act 1991 (the Act), the Far North District Council **grants** subdivision resource consent for a Controlled activity, subject to the conditions listed below to:

Applicant: Gavin Frederick Hoult
Council Reference: 2250259-RMASUB
Property Address: 149 State Highway 10, Whangaroa
Legal Description: PT PAKONGA 305N BLK (Title:NA596/97)

The activity to which this consent relates is:

Subdivision existing development in the Industrial zone, including amalgamation, creating two additional allotments as a Controlled activity.

Conditions

Pursuant to sections 108 and 220 of the Act, this consent is granted subject to the following conditions:

1. The subdivision shall be carried out in general accordance with the approved plan of subdivision prepared by Thomson Survey Limited, referenced 10596 Scheme, dated 02/02/24, and attached to this consent with the Council's "Approved Stamp" affixed to it.

Survey plan approval (s223) conditions:

2. The survey plan, submitted for approval pursuant to Section 223 of the Act shall show:
 - a. The endorsement of the following conditional amalgamation, pursuant to Section 220(1)(b) of the Resource Management Act 1991:

THAT Lots 3, 4 and 5 are to be held in the same certificate of title **[LINZ request number: 1935154]**.

- b. An easement to Convey water from Lot 3 to Lot 1 and Lot 2. The easement shall ensure the continued provision of potable water supply from the existing system on Lot 3 to Lots 1 and 2, including any necessary infrastructure such as pipes, pumps, and storage tanks.

- c. Provide a solicitor's undertaking that the above referenced easement, with appropriate rights and obligations for maintenance, repair, and access clearly defined, will be registered on the relevant Records of Title.

Section 224(c) compliance conditions

3. Prior to the issuing of a certificate pursuant to section 224(c) of the Act, the consent holder shall:
 - a. Provide evidence that separate sewer connections to the Council sewer scheme have been provided for the existing buildings on Lots 1-3. If any new connections are required, an application for each new connection to the sewer scheme shall be submitted to Council for approval.
 - b. Lots 1-3 shall be provided with a water collection system with sufficient supply for firefighting purposes is to be provided by way of tanks or other approved means and are to be positioned so that it is safely accessible for this purpose. These provisions will be in accordance with the New Zealand Fire Fighting Water Supply Code of Practice SNZ PAS 4509:2008 and evidence shall be provided that FENZ approval has been obtained.
 - c. The consent holder shall provide to Council written confirmation from the New Zealand Transport Agency (NZTA) that all requirements outlined in NZTA's approval letter (Reference: 2023-0356, dated 16 May 2024) have been completed to NZTA's satisfaction.
4. Secure the conditions below by way of a Consent Notice issued under section 221 of the Act, to be registered against the titles of the affected allotment. The costs of preparing, checking and executing the Notice shall be met by the consent holder:
 - a. The site is identified as being within a kiwi present zone. If any owners or occupiers of or visitors to the lot keep or introduce onto the land any carnivorous animal (including dogs or cats) they must be kept inside and/or tied up at night. This is to reduce the risk of predation of North Island brown kiwi by domestic cats and dogs.

[All lots]
 - b. Prior to the construction of any new buildings or future development on the lot, the consent holder shall provide to the Council, for certification, a Flood Hazard Assessment prepared by a suitably qualified engineer. The flood hazard assessment shall evaluate the potential flood risk, including consideration of minimum finished floor levels. No new buildings shall be constructed until the Council has certified these assessments as appropriate for the proposed development.

[All lots]
 - c. The Subdivision Site Suitability Report provided at the subdivision stage has identified that the subject site is within River Flood Hazard Zones for the 10-Year,

50-Year, and 100-Year Annual Return Intervals, as well as Coastal Flood Hazard Zones 0, 1, 2, and 3, based on Northland Regional Council (NRC) flood modelling. Additionally, access to the site via State Highway 10 (SH10) is subject to flooding during significant rain events, as confirmed by NRC modelling. As mitigation for site and access flooding may not be feasible, future owners should be aware that access may become impassable during heavy rain events. Owners should prepare an evacuation plan to address access limitations and ensure safety during such events.

[All lots]

Advice Notes

Lapsing of Consent

1. *Pursuant to section 125 of the Act, this resource consent will lapse 5 years after the date of commencement of consent unless, before the consent lapses;*
 - a) *A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or*
 - b) *An application is made to the Council to extend the period of consent, and the council decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Act.*

Right of Objection

2. *If you are dissatisfied with the decision or any part of it, you have the right (pursuant to section 357A of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection and must be received by Council within 15 working days of the receipt of this decision.*

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3. *Archaeological sites are protected pursuant to the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence, pursuant to the Act, to modify, damage or destroy an archaeological site without an archaeological authority issued pursuant to that Act. Should any site be inadvertently uncovered, the procedure is that work should cease, with the Trust and local iwi consulted immediately. The New Zealand Police should also be consulted if the discovery includes koiwi (human remains). A copy of Heritage New Zealand's Archaeological Discovery Protocol (ADP) is attached for your information. This should be made available to all person(s) working on site.*

Section 224 Certification

4. *A Section 224 Certificate will not be issued until all Council invoices, including engineering fees and any other costs associated with the Resource Consent have been paid in full.*

General Advice Notes

5. *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*

6. *As part of the correspondence to be provided for condition 3(c), it is recommended that a copy of the Encroachment License issued by NZTA is provided for Council records.*

Reasons for the Decision

1. By way of an earlier report that is contained within the electronic file of this consent, it was determined that pursuant to sections 95A and 95B of the Act the proposed activity will not have, and is not likely to have, adverse effects on the environment that are more than minor, there are also no affected persons and no special circumstances exist. Therefore, under delegated authority, it was determined that the application be processed without notification.
2. The application is for a Controlled resource consent as such under section 104A the Council must grant this application and may only impose conditions in relation to those matters over which control is reserved, these matters are found in section 13. of the Operative District Plan.
3. regard to section 104(1)(a) of the Act the actual and potential effects of the proposal will be acceptable as:
 - a. The subdivision is around existing development and does not introduce new land uses or vacant lots. There are no new built structures proposed, and any potential effects of the subdivision are limited to administrative changes to land titles.
 - b. The site is within flood hazard zones, as identified in the application's Subdivision Site Suitability Report. However, the subdivision does not introduce additional impermeable surfaces or exacerbate flood risks. Conditions have been imposed to require a flood hazard assessment prior to any future development.
 - c. The proposal will also result in positive effects, including improved land administration through the amalgamation of Lots 3, 4, and 5 into a single title and compliance of access in accordance with NZTA requirements.
4. In regard to section 104(1)(b) of the Act the following statutory documents are considered to be relevant to the application:
 - a. National Environmental Standard for Assessing and Managing Contaminants in Soil (NES-CS).

The proposed Lot 3 has been identified as a HAIL site, and a Preliminary Site Investigation (PSI) has been undertaken. The PSI concludes that the subdivision does not pose a risk to human health.

- b. Operative Far North District Plan 2009,
- c. Proposed Far North District Plan 2022

The proposed subdivision is a controlled activity under the Far North District Plan, meaning it is anticipated and provided for within the Industrial Zone. The proposal aligns with the objectives and policies of the Industrial Zone by facilitating appropriate land use while maintaining the operational efficiency of existing industrial activities. The creation of two residential allotments within an industrial setting is supported by existing use rights, ensuring compatibility with surrounding land uses.

The subdivision has been designed in accordance with the objectives and policies for subdivision in the Industrial Zone, meeting the minimum lot size requirements for sewered sites. The proposal also incorporates appropriate infrastructure provisions, with existing connections to the Council's reticulated wastewater system and recommendations for water storage on residential lots.

The site is proposed to be zoned Light Industrial. No relevant rules in the Proposed District Plan have immediate legal effect. Therefore, the proposal is assessed primarily against the Operative District Plan.

5. In terms of s106 of the RMA the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments, as the proposed subdivision is created around the existing developments and only minimal physical works may be required. Accordingly, council is able to grant this subdivision consent subject to the conditions above.
6. Based on the assessment above the activity will be consistent with Part 2 of the Act. The activity will avoid, remedy or mitigate any potential adverse effects on the environment while providing for the sustainable management of natural and physical resources and is therefore in keeping with the Purpose and Principles of the Act. There are no matters under section 6 that are relevant to the application. The proposal is an efficient use and development of the site that will maintain existing amenity values without compromising the quality of the environment. The activity is not considered to raise any issues in regard to Te Tiriti o Waitangi.
7. Overall, for the reasons above it is appropriate for consent to be granted subject to the imposed conditions.

Approval

This resource consent has been prepared by Diego Solarte Garcia, Title. I have reviewed this and the associated information (including the application and electronic file material) and for the reasons and subject to the conditions above, and under delegated authority, grant this resource consent.



Tianxu (Brian) Huang

Date: 5 February 2025

Team Leader – Resource Consents

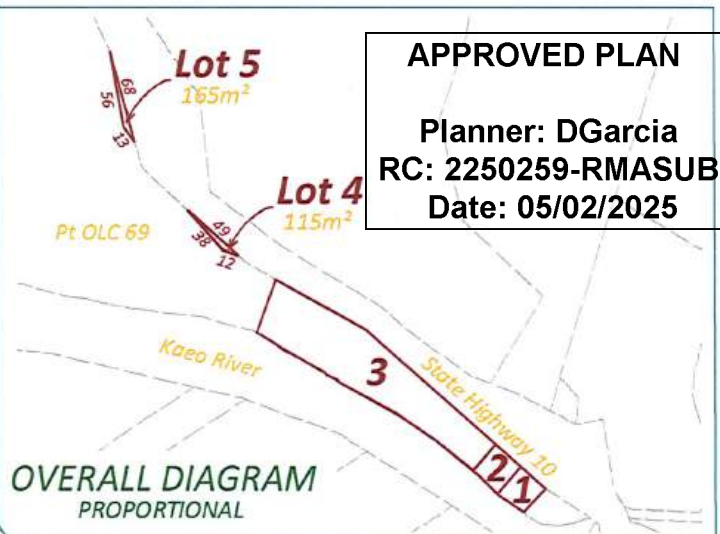


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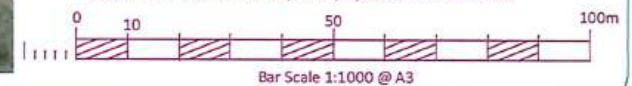
TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA596/97
 Total Area:
 Zoning: Industrial
 Resource features: NIL



AMALGAMATION CONDITION:
 THAT LOTS 3, 4 AND 5 ARE TO BE HELD
 IN THE SAME CERTIFICATE OF TITLE.

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of this plan and/or information on it for any other purpose is at the user's risk.



315 Kerikeri Rd
 P.O. Box 372 Kerikeri
 Email: kerikeri@tsurvey.co.nz
 Ph: (09) 4077360
 www.tsurvey.co.nz

Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF PT PAKONGA 305N BLOCK 149 STATE HIGHWAY 10, KAEO

PREPARED FOR: G. HOULT

Survey	Name	Date	ORIGINAL
Design			SCALE
Drawn	KY	02.02.24	1:1000
Approved			SHEET SIZE
Rev			A3
10596 Scheme			

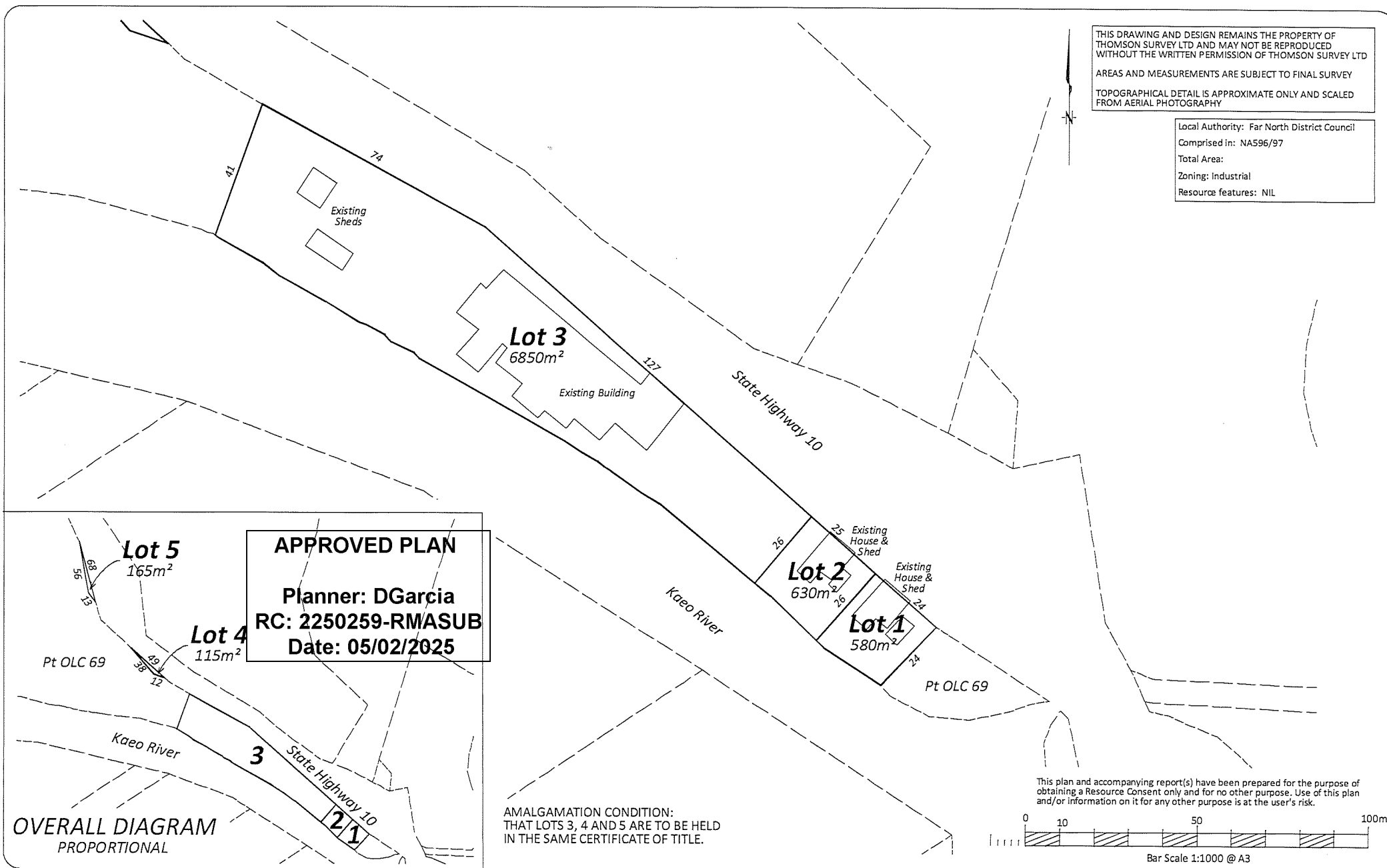
Surveyors
 Ref. No:
10596
 Sheet 1 of 1

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA596/97
 Total Area:
 Zoning: Industrial
 Resource features: NIL



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC2250259-RMASUB

Survey Number	LT 615862	Survey Purpose	LT Subdivision

Survey Reference	10596 Hoult	Land District	North Auckland

Surveyor	Denis McGregor Thomson

Surveyor Firm	Thomson Survey Limited

Dataset Description	Lots 1 to 5 being a Subdivision of Pt Pakonga Block.

TA Certificates

I hereby certify that plan LT 615862 was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 17th day of June 2025.

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition(s) set out hereon

That Lot 3 hereon, Lot 4 hereon and Lot 5 hereon be held in the same Record of Title. See 1935154

Signature

Signed by Nicola Anne Cowley, Authorised Officer, on 17/06/2025 01:07 PM

*** End of Report ***



Title Plan - LT 615862

Survey Number	LT 615862
Surveyor Reference	10596 Hoult
Surveyor	Denis McGregor Thomson
Survey Firm	Thomson Survey Limited
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 to 5 being a Subdivision of Pt Pakonga Block.		
Status	Initiated		
Land District	North Auckland	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

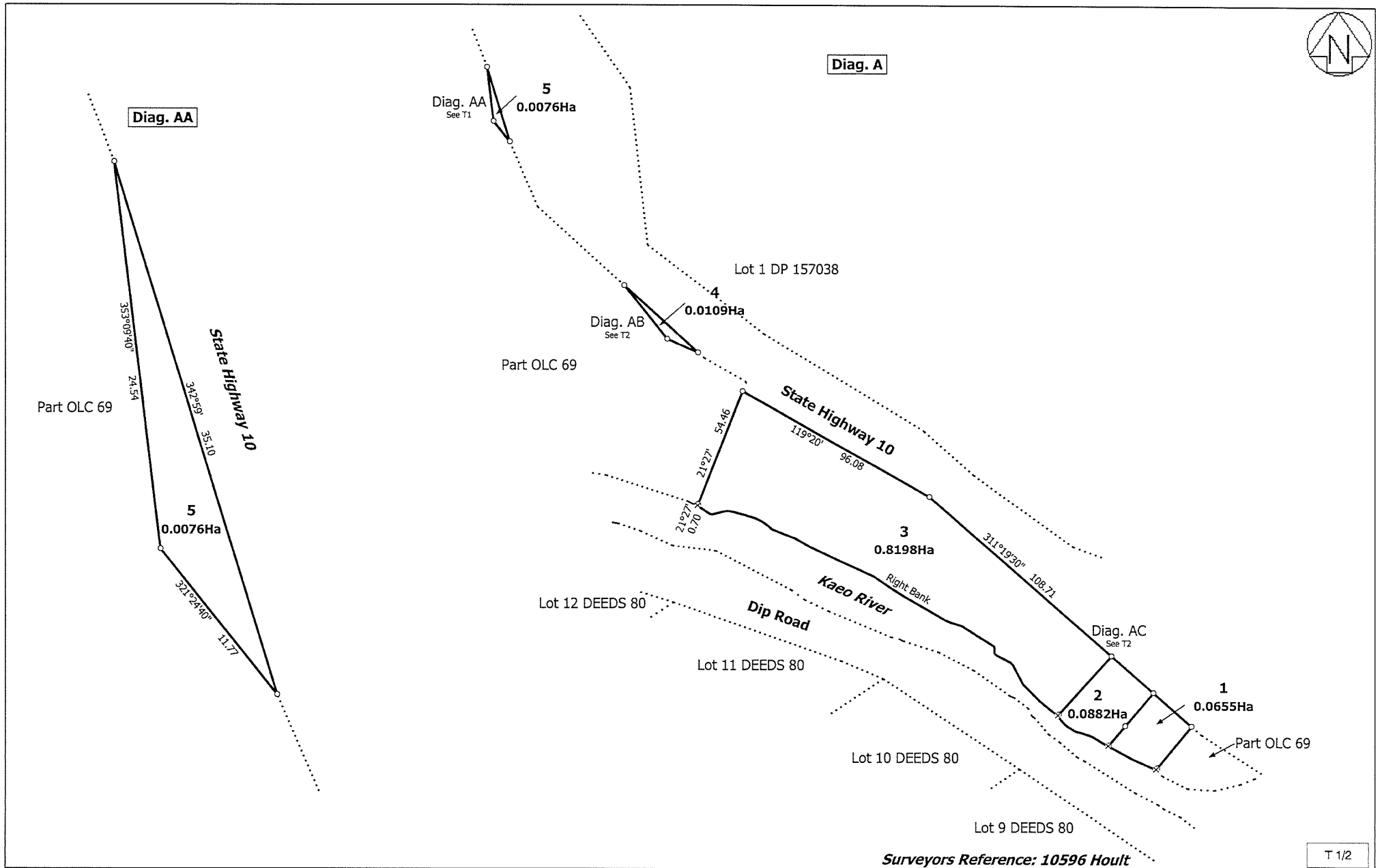
Far North District

Comprised In

RT NA596/97 Ltd

Created Parcels

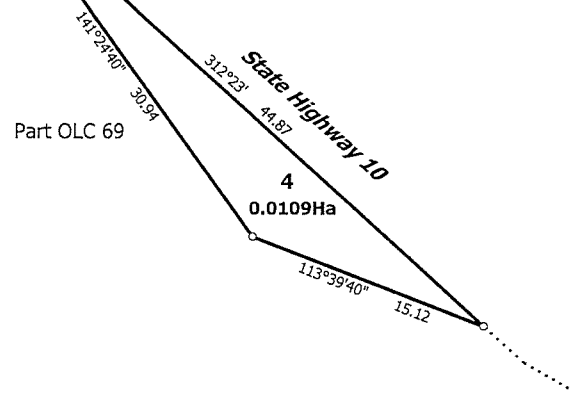
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Lot 5 Deposited Plan 615862	Fee Simple Title	0.0076 Ha	1232902
Lot 4 Deposited Plan 615862	Fee Simple Title	0.0109 Ha	1232902
Lot 1 Deposited Plan 615862	Fee Simple Title	0.0655 Ha	1232900
Lot 2 Deposited Plan 615862	Fee Simple Title	0.0882 Ha	1232901
Lot 3 Deposited Plan 615862	Fee Simple Title	0.8198 Ha	1232902
Total Area		0.9920 Ha	



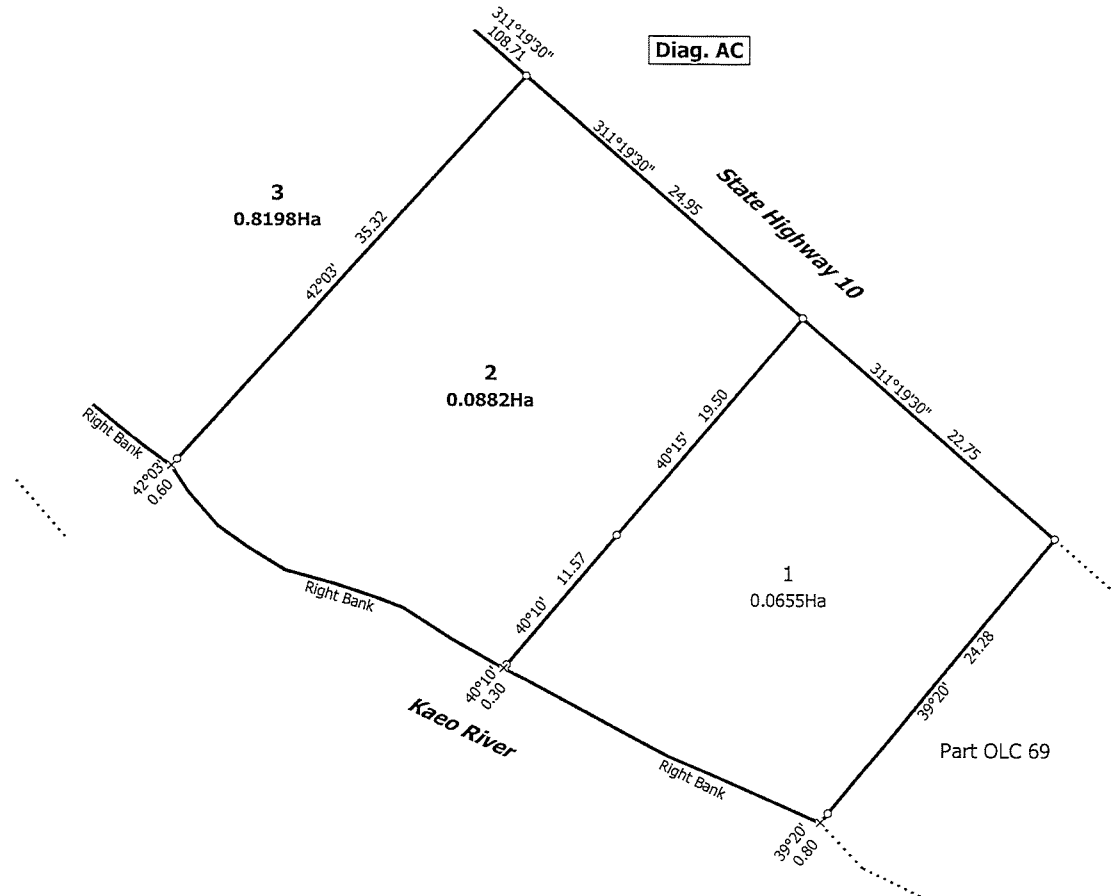
Land District: North Auckland Digitally Generated Plan Generated on: 09/04/2025 10:10am Page 2 of 3	Lots 1 to 5 being a Subdivision of Pt Pakonga Block.	Surveyors Reference: 10596 Hoult Surveyor: Denis McGregor Thomson Firm: Thomson Survey Limited	T 1/2 Title Plan LT 615862 DRAFT



Diag. AB



Diag. AC



Surveyors Reference: 10596 Hoult

T 2/2

Land District: North Auckland

Lots 1 to 5 being a Subdivision of Pt Pakonga Block.

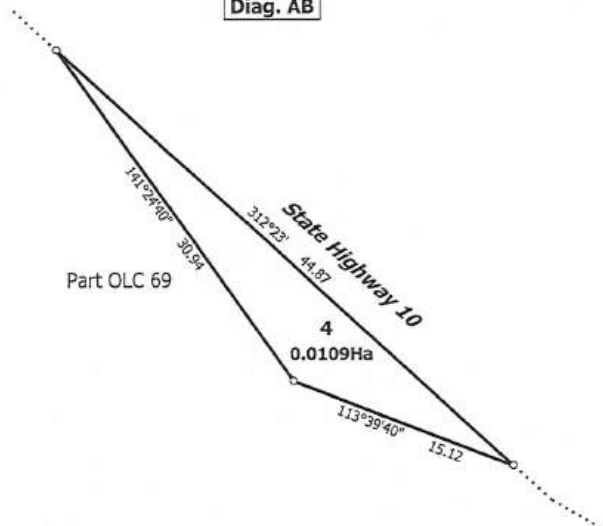
Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
LT 615862
DRAFT

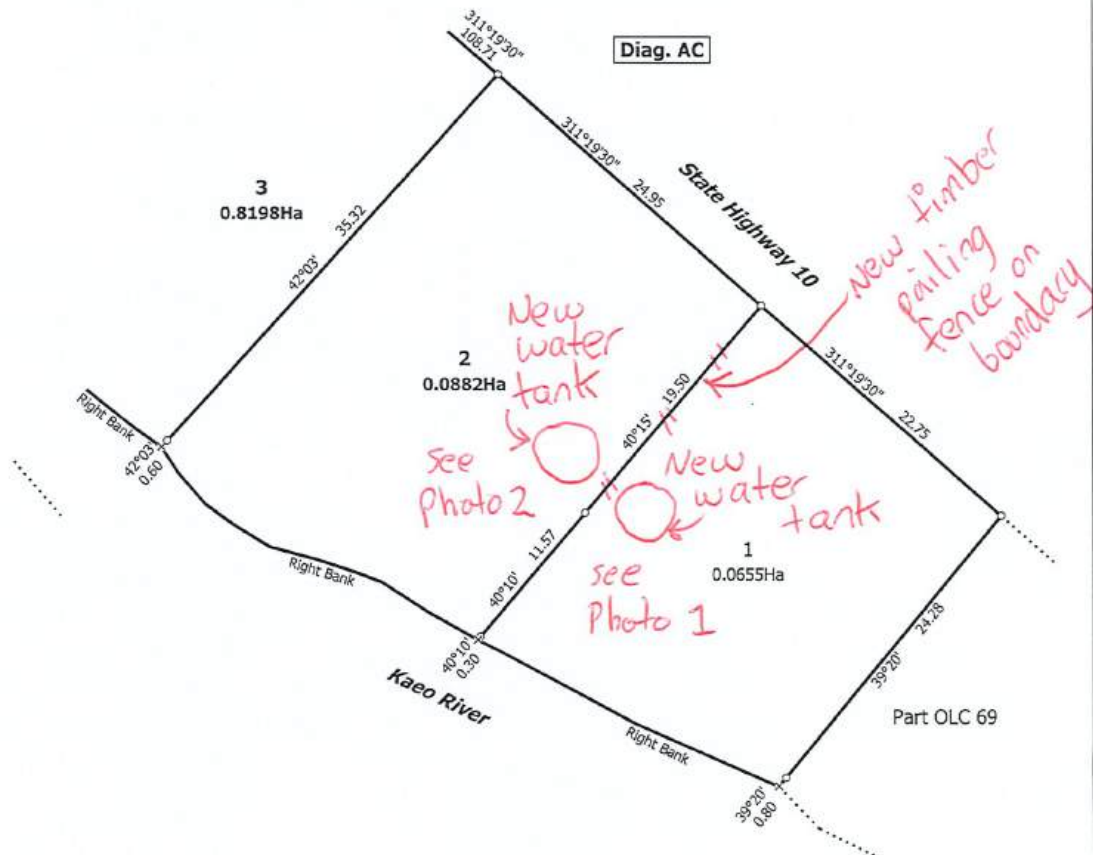
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Diag. AB



Diag. AC



Surveyors Reference: 10596 Hoult

T 2/2

Land District: North Auckland

Lots 1 to 5 being a Subdivision of Pt Pakonga Block.

Surveyor: Denis McGregor Thomson
Firm: Thomson Survey Limited

Title Plan
LT 615862
DRAFT

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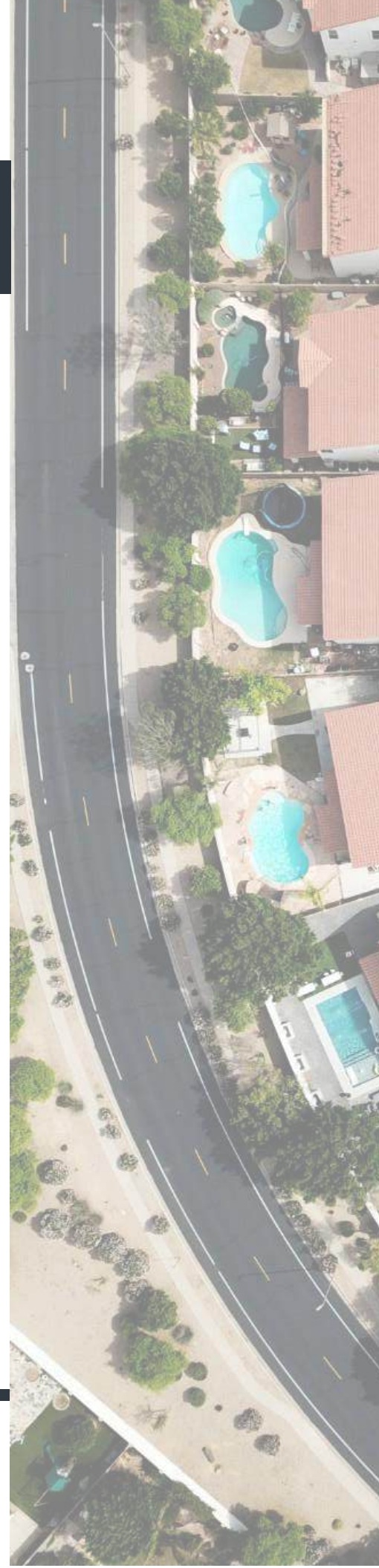
geologix
consulting engineers

SUBDIVISION SITE SUITABILITY ENGINEERING REPORT

149 STATE HIGHWAY 10, KAEO

GAVIN HOULT

**C0501-S-02-R01
NOVEMBER 2024
REVISION 1**





DOCUMENT MANAGEMENT

Document Title Subdivision Site Suitability Engineering Report

Site Reference 149 State Highway 10, Kaeo

Client Gavin Hoult

Geologix Reference C501-S-02-R01

Issue Date 28 November 2024

Revision 01

Prepared by Sander Derks
Graduate Civil Engineer, Dip. Engineering (Civil)

p.p.

Reviewed Sebastian Hicks
Principal Civil Engineer, BSc Eng (Hons), CPEng Reg. 1168062,
IntPE(NZ) /APEC Engineer, CMEngNZ

Approved by Edward Collings
Managing Director, CEnvP Reg. 0861, CPEng Reg. 1033153, CMEngNZ

REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
November 2024	First Issue	SD	SH	EC



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1 INTRODUCTION

This Site Suitability Engineering Report has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Gavin Hoult as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

The purpose of this report is to assist with Resource Consent application in relation to the proposed subdivision of an industrial lot at 149 State Highway 10, Kaeo, the 'site' to separate two existing dwellings from the industrial site. Specifically, this assessment addresses engineering elements of natural hazards, wastewater, stormwater and water supply.

1.1 Proposal

A proposed scheme plan was presented to Geologix at the time of writing, prepared by Thomson Survey¹ and has been reproduced within Appendix A as Drawing No. 100. It is understood that the Client proposes to subdivide the site into five lots.

Lots 1 and 2 will be formed around two existing dwellings located at the eastern end of the site, Lot 3 will encompass the industrial operations present on the site while Lots 4 and 5 will encompass two small strips of land alongside State Highway 10 to the west of the main body of the site. This is summarised in Table 1.

It is noted from the scheme plan that Lots 3, 4 and 5 will be held in the same Certificate of Title. Any amendments to the referenced scheme plan may require an update to the recommendations of this report.

Table 1: Summary of Proposed Scheme

Proposed Lot No.	Size	Purpose
1	580 m ²	Existing dwelling
2	630 m ²	Existing dwelling
3	6,850 m ²	Existing industrial
4	115 m ²	Roadside strip
5	165 m ²	Roadside strip

New or upgraded vehicle crossings provided from State Highway 10 to proposed lots are not required as discussed further in Section 9.1 of this report.

2 DESKTOP APPRAISAL

The site is presented within an industrial zone situated alongside State Highway 10 on the bank of the Kaeo River. The property is legally described with the appellation Part Pakonga 305N Block. The site setting is presented schematically as Figure 1 below.

Topographically the site area is generally flat and level. The CMA is approximately 2.5 km to the north-west of the site.

¹ Thomson Survey, Scheme Plan Ref. 10596, dated 2 February 2024.

Most of the site area is currently impervious with a large building situated in the middle of the site, surrounded by gravel hardstand. At the eastern end of the site are two existing houses surrounded with lawns.

The site is subject to coastal and river flooding hazard due to its close proximity to the Kaeo River and Whangaroa Harbour inlet.

A detailed review of existing watercourses and overland flow paths is presented as Section 3. In brief, the site is generally level with an elevation of approximately 3 -4 m AMSL (NZVD2016). The Kaeo River flows from southeast to northwest, along the southwestern boundary of the site, discharging into the CMA a short distance north-west.

Figure 1: Site Setting²



2.1 Existing Reticulated Networks

Far North District Council (FNDC) GIS mapping indicates that an existing wastewater reticulated network exists in the area with the proposed industrial/ residential site within a benefit area. Stormwater reticulation network servicing the area is minimal and mainly catchpits on the roadway discharging into unlined open channels, therefore on-site management is proposed where it is additionally required. However, reticulated potable water is not available to the specific site.

This report has been prepared with the goal of the subdivision being self-sufficient for the purpose of stormwater, and potable water management.

² Source: <https://app.grip.co.nz/>



2.2 Geological Setting

Available geological mapping³ indicates the site is underlain by Holocene river and swamp deposits of Tauranga Group. Beyond the northwestern boundary across the State Highway, is mainly underlain by Permian to Jurassic sandstone and siltstone deposits of Waipapa Group. Geological units underlain by Holocene river deposits are described as unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins.

The alluvial geology extends away from the site in the western direction around and beyond the sandstone geology directly bordering north of the site, with the mudstone Northland Allochthon Group then extending to the north towards the Coastal Marine Area (CMA).

2.3 Existing Geotechnical Information

Existing subdivision and/ or Building Consent ground investigations were not made available to Geologix at the time of writing. Additionally, a review of available GIS databases, including the New Zealand Geotechnical Database⁴ did not indicate borehole records within 500 m of the site. To improve the NZGD, exploratory records from our ground investigation were uploaded to the system.

3 SURFACE WATER FEATURES AND FLOOD HAZARD

During our desktop appraisal which included review of available LINZ LiDAR data, Geologix have developed an understanding of the surface water features and overland flow paths influencing the site. The developed understanding summarised in the following sections is shown schematically on Drawing No. 100.

It is expected that surface water will flow as sheet flow from the steep ridge on the opposite side of State Highway 10, towards the Kaeo River. This flow will be intercepted by the highway's eastern edge swale, which acts as a cut-off drain from the slope above, and conveys runoff to the Kaeo River either side of the site.

There are constructed stop banks on the south side of the site that offer some buffer to coastal and river flooding. These are raised approximately 1m above the existing ground level and were constructed by the current owner after 2013.

3.1 Overland Flow Paths

No clearly defined overland flow paths are observed within the site boundaries and surrounds, though the site is also bounded by State Highway 10 on its north-east which comprises swale drains to manage overland flow.

³ *Geological & Nuclear Science, 1:250,000 scale Geological Map, Sheet 1, Kaitaia, 1996.*

⁴ <https://www.nzgd.org.nz/>

3.2 Flood Hazard Assessment

The site is recorded by the NRC natural hazard GIS database⁵ as susceptible to coastal and river flood hazard inundation under all modelled scenarios (10%, 2% and 1% AEP). A desktop assessment of the mapped flood hazard and recommended mitigation measures for the potential future building site are included below.

The GIS database has recorded that in historic major storm events such as January 2011 and July 2014, flooding across the site was experienced. The Kaeo River and much of the Kaeo CBD were inundated in these events too.

Due to the site's susceptibility to flooding, the owner has constructed stop banks (approximately 1m high) positioned on the Kaeo River bank along the southwest site boundary to provide some protection from flooding. Indeed, these structures may offer some buffer to the site for higher frequency events. However, these flood protection measures are not included in our assessment because their precise location is uncertain and given the relatively low height of these embankments, they would likely be overtopped during lower frequency events such as a 1% Annual Exceedance Probability (AEP) flood event.

The NRC has provided a flood level report that details the specific levels and velocities of the floods for 1% AEP and 10% AEP scenarios. This is included within Appendix C for reference.

A summary of flood potential to the site and the surrounding environment is presented as Table 2 below.

Table 2: Summary of Flood Hazard Potential

Event	Location/ Source	Prediction at Site
River Flood, 10 % AEP+CC	The site is situated within the extensive floodplain created by the Kaeo River flowing from the east to west into Whangaroa Harbour.	Based on the GIS web database ⁶ , the whole site is covered by the floodplain. However, based on the flood level report ⁷ from NRC, the flood level is limited to 3.15-3.44mRL NZVD elevation and the site is only partly covered by the flood, ingress and egress can be achieved. The resultant depths are limited to < 0.3m
River Flood, 2 % AEP+CC		Based on the GIS web database ⁶ , the whole site is covered by the floodplain. The flood level is around 4.8mRL NZVD elevation, ingress and egress cannot be achieved. (The NRC Report provided no further insight) The resultant depths are limited to < 1.8m
River Flood, 1 % AEP+CC*		Based on the flood level report ⁷ from NRC, the whole site will be covered by the floodplain

⁵ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html>

⁶ <https://nrcgis.maps.arcgis.com/apps/webappviewer/index.html?id=81b958563a2c40ec89f2f60efc99b13b>

⁷ Flood Level Report prepared by Northland Regional Council with the reference No. of 20240918_100608 – Refer Appendix C

		with the flood level up to 5.03-5.43mRL NZVD elevation, ingress and egress cannot be achieved. The resultant depths are limited to < 2.4m
Coastal Flood, current	Inundating from west to east from Whangaroa	The site is not impacted. Ingress and egress can be achieved.
Coastal Flood, 1 % AEP	Harbour backing up drainage and watercourse network(Karo River).	Inundation of lower area of site up to 2.8 m NZVD elevation. The resultant depths are negligible and outside of building footprints. Ingress and egress can be achieved.
Coastal Flood, 1 % AEP & Rapid Sea Level Rise		Inundation of lower area of site up to 3.1 m NZVD elevation. The resultant depths are <0.2m and outside of building footprints. Ingress and egress can be achieved.

The estimated coastal inundation levels presented within Table 2 were derived from available data in the NRC GIS database. A specific coastal inundation hazard model has not been prepared by Geologix within the scope of this work.

3.3 Finished Level Requirements

As the site is subject to coastal and river inundation, deemed to be a natural hazard, specific level requirements of the future residential development within proposed lots will need to be adhered to.

To mitigate against a Section 72 notice under the Building Act 2004, the following requirements must be met.

- Habitable dwellings constructed with a minimum Finished Floor Level (FFL) freeboard of 500 mm above the predicted 1 % AEP event inundation level.
- Non-habitable dwellings and outbuildings/ standalone garages constructed with a minimum FFL freeboard of 200 mm above the predicted 1 % AEP event inundation level.
- Flood waters must not be allowed to enter the building footprints.

3.4 Finished Level Assessment

In order to accommodate the anticipated coastal and river inundation hazard, based upon the available NRC GIS data and reporting, the following minimum finished levels for any future structures within proposed lots are recommended to suit the Building Act as described in Section 3.3.

Table 3: Summary of Minimum Finished Levels

Site	Habitable Dwelling FFL (min.)	Non-habitable Structure FFL (min.)
Proposed Lot 1	5.930 m NZVD	5.63 m NZVD



It is recommended that a notice is applied to the title to ensure that the above levels are verified during construction by a registered Surveyor for all the future building.

3.5 Assessment and Mitigation

The proposed subdivision comprises the existing buildings/dwellings, with no new construction or earthworks proposed. Therefore, this subdivision will not adversely cause any extra flooding for neighbouring properties upstream or downstream.

However, any future development on these subdivided lots must be carefully planned. New structures/buildings should be elevated above ground level in a way that allows flood water to flow freely underneath and maintains the floodplain's storage capacity. Any potential future development will require specific flood impact assessment during the consent stage.

4 WASTEWATER ASSESSMENT

The scope of this wastewater assessment comprised an assessment of existing wastewater infrastructure from proposed industrial lots 1, 2 and 3. No additional connections to the existing reticulation network are proposed. Relevant design guideline documents adopted include:

- FNDC Operative Plan 2009.
- Watercare, Water and Wastewater Code of Practice for Land Development and Subdivision, Version 1.5, dated May 2015.
- FNDC Engineering Standards & Guidelines, 2023 – Revised May 2023.

The District Plan provides for 500 m² sewerer sites within the industrial zone as a controlled activity.

4.1 Existing On-site Wastewater Systems

According to the current site condition, there is no evidence of any existing on-site wastewater treatment systems.

4.2 Existing Wastewater Reticulated Network

As described on the Far North Maps 3 Waters map and shown in Figure 2 below, there is an existing 150mm dia. public pipe (ID: SL2982_2937) running in a south-easterly direction towards a public Pump Station (ID: SP2784), before connecting to a 40mm dia. Rising Main (ID 20180531115208_us).

With only three industrial lots on the existing network and with no additional connections proposed as a result of this subdivision application, a capacity assessment is not required. It is reasonably assumed that there is sufficient capacity in the existing network to continue servicing the current dwellings/developments within the proposed lots.

Figure 2: FNDC 3Waters Maps GIS Image of Existing Services



Table 4: Existing Wastewater Infrastructure Summary

Feature	Construction	Specification	Depth to Invert	Lid Level	Location
Manhole	Concrete	N/A	0.0 m	3.25 m	149 State Highway 10 Ref. SP2785
WW Gravity Main	Concrete	150 mm dia.	N/A	N/A	From 149 State Highway 10 Ref. SL2982_2937
WW Pump Station	N/A	N/A	3.92 m	5.79 m	Southern corner of site Ref. SP2784

1. DTI measurements taken from FNDC Maps

These assumptions and recommendations are indicated schematically as Drawing No. 100 within Appendix A.

5 STORMWATER ASSESSMENT

Considering the nature of subdivision and land development, increased storm water runoff occurs as pervious surfaces such as pasture are converted to impervious features such as roads or future on-lot buildings and driveways.

With no proposed overall increase in impervious area as a result of this subdivision application, an increased storm water runoff will not occur. However, for the purposes of evidencing the activity status associated with this Resource Consent application and the proposal of smaller Lot sizes, an assessment of existing impervious surfaces and activity status has been completed.

5.1 Impervious Surfaces and Activity Status

A summary of the impervious areas of the proposed lots is provided as Table 5 below which has been developed from our observations and the provided Scheme Plan for the three proposed developed lots 1, 2 and 3. Refer Section 5.2.

Within proposed Lot 1 with an impervious area of 430 m², existing parking area/ driveway and buildings, it is calculated that the total impervious area under post-development

conditions will remain the same given the RoW access to Lot 1 is in currently in impervious condition. Thereby this activity remains and also falls under the category of **Permitted Activity**, according to FNDC Operative District Plan Rule 7.6.5.1.6.

The activity status reflected in Table 5 is with respect to Operative FNDC Plan Section 7.6.5.1.6 only. Furthermore, the subdivision stormwater proposal has been assessed in accordance with the Operative FNDC Plan Section 13.7.3.4 on the basis that the overall subdivision is determined to be a Controlled Activity.

Table 5: Summary of Impervious Surfaces

Surface	Proposed Lot 1		Proposed Lot 2		Proposed Lot 3		Proposed Lot 4	Proposed Lot 5
Existing Condition	N/A		N/A		(8,340 m²)		N/A	N/A
Roof					1,939 m ²	23.2 %		
Concrete pavement (yard)					3,803 m ²	45.6 %		
Driveways					15 m ²	0.2 %		
Total impervious					5,757 m ²	69.0 %		
Proposed Condition	(580 m²)		(630 m²)		(6,850 m²)		(115 m²)	(165 m²)
Roof	155 m ²	26.7 %	139 m ²	22.1 %	1,645 m ²	24.0 %	0 m ²	0 m ²
Concrete pavement (yard)	0 m ²	0 %	0 m ²	0 %	3,803 m ²	55.5 %	0 m ²	0 m ²
Driveway	0 m ²	0 %	15 m ²	2.3 %	0 m ²	0 %	0 m ²	0 m ²
Total impervious	155 m ²	26.7 %	154 m ²	24.4 %	5,448 m ²	79.5 %	0 m ²	0 m ²
Activity Status	Permitted		Permitted		N/A		Permitted	Permitted

5.2 Stormwater Management Concept

The stormwater management concept considered in this report has been prepared to meet the requirements of the local and regional consent authorities considering the design storm event as follows:

- **Probable Future Development.** The proposed application includes subdivision formation only. All existing development within the delineated new lots will remain as they currently present.

To comply with the NRC Proposed Regional Plan Rule C6.4.2(2), it is recommended future impermeable surfaces are attenuated to pre-development peak run-off



conditions for the design storm event which has been designated as the 10 % Annual Exceedance Probability (AEP) event.

- **Existing Development, Proposed Lot 1.** Existing residential building comprising of 155 m² roof area and no existing driveway within the lot boundary. There is no new impervious area proposed. As such, no improvements or specific attenuation is proposed as part of this application.
- **Existing Development, Proposed Lot 2.** Existing residential building comprising of 139 m² roof area and 15m² of driveway (Consented). There is no new impervious area proposed. As such, no improvements or specific attenuation is proposed as part of this application.
- **Existing Development, Proposed Lot 3.** Existing industrial primary building/ business with two additional sheds comprising of 1,645 m² roof area and 3,803 m² area of associated concrete courtyard and driveway (Consented). There is no new impervious area proposed. As such, no improvements or specific attenuation is proposed as part of this application.

This is considered appropriate as the existing development will not worsen or increase peak stormwater runoff as a result of the application.

6 POTABLE WATER & FIRE FIGHTING

In the absence of public potable water infrastructure within State Highway 10 or within the site it is recommended that roof runoff water tanks are adopted for potable water supply with appropriate filtration and UV disinfection at point of use. In the existing condition, a means of roof water collection is only provided in proposed Lot 3. There is an existing conveyance of water supply to lots 1 and 2 achieved via a private piped system from the neighbouring commercial Lot 3.

With the intention for Lot 1 and 2 to be self-sustained, it is proposed to provide a new 25,000l tank for each dwelling along with a suitable gutter system. It is recommended that the water tanks are suitably anchored to the ground to prevent uplift during a flood event.

However, the existing conveyance is proposed to be maintained as a secondary/ emergency supply to the lots, by way of a formalised conveyance easement to be incorporated with lodgement of survey plan.

The absence of public potable water infrastructure and fire hydrants within State Highway 10 requires provision of the on-lot roof water supply tanks to be used for firefighting purposes. Specific analysis and calculation for firefighting is outside the scope of this report and may require specialist input. Supply for firefighting should be made in accordance with SNZ PAS4509:2008.

7 EARTHWORKS

There is no proposed development requiring earthworks as a result of the subdivision formation.

8 NATURAL HAZARD ASSESSMENT

To satisfy the Resource Management Act, 1991 the proposed subdivision must plan for and manage the risk from natural hazards to reduce the potential adverse effects to less than minor. Regulatory assessment of natural hazards at the site location are managed under the jurisdiction of the FNDC District Plan⁸, Northland Regional Council (NRC) Proposed Regional Plan for Northland⁹ and Regional Water and Soil Plan for Northland. Following our ground investigation and considering the measures presented in this report, a summary of the proposed activities against defined natural hazards is presented as Table 6.

Table 6: Summary of Natural Hazards

Natural Hazard	Applicability	Mitigation & Effect on Environment
Erosion	NA	No mitigation required, less than minor.
Overland flow paths, flooding, inundation	Yes	Existing stop banks provide some marginal protection from flooding, refer Section 3. Recommended habitable floor levels and non-habitable structure floor levels are determined – Refer Table 3
Landslip	NA	No mitigation required, less than minor.
Rockfall	NA	No mitigation required, less than minor.
Alluvion	NA	No mitigation required, less than minor.
Avulsion	NA	No mitigation required, less than minor.
Unconsolidated fill	NA	No mitigation required, less than minor.
Soil contamination	NA	No mitigation required, less than minor.
Subsidence	NA	No mitigation required, less than minor.
Fire hazard	NA	No mitigation required, less than minor.
Sea level rise	Yes	Minor hazard to the site. Existing stop banks provide some protection from flooding and cause less than minor effect on surrounding property, refer Section 3.

NA – Not Applicable.

9 INTERNAL ROADING AND VEHICLE CROSSINGS

It should be noted that we are not traffic engineers, and no specific Traffic Impact Assessment is included within the scope of these works.

⁸ Operative District Plan Rule 13.7.3.2.

⁹ Proposed Regional Plan for Northland, Appeals Version, July 2021, Chapter D.6.

9.1 Vehicle Crossings

The crossings to proposed Lot 1 and 2 has been the subject of consultation with NZTA, with a conditional approval issued. NZTA document, reference: 2024-0356 enclosed in Appendix B of this report.

NZTA note that no access upgrades are required as there will be no increased traffic generation. Any change to land use at the subject lots will likely require upgrades to the existing vehicle accesses.

Table 7: Summary of Proposed Vehicle Crossings

Location	Type	Detail	Formation
Lot 1	Vehicle crossing – Residential	Existing crossing not to FNDC Engineering Standards. However, upgrade not required.	N/A
Lot 2	Vehicle crossing – Residential	Existing crossing not to FNDC Engineering Standards. However, upgrade not required.	N/A
Lot 3	Vehicle crossing – Industrial	Existing crossing, assessment not required.	N/A

RCP – Reinforced Concrete Pipe

10 LIMITATIONS

This report has been prepared for Gavin Hault as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report and accompanying plans.

The recommendations and opinions in this report are based on arisings extracted from exploratory boreholes at discrete locations and any available existing borehole records. The nature and continuity of subsurface conditions, interpretation of ground condition and models away from these specific ground investigation locations are inferred. It must be appreciated that the actual conditions may vary from the assumed ground model. Differences from the encountered ground conditions during subdivision construction may require an amendment to the recommendations of this report.

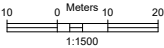
APPENDIX A

Drawings

GENERAL NOTES

- 1. DRAWING REPRODUCED FROM THOMSON SURVEY LTD PROPOSED SCHEME PLAN REF. 10596, DATED FEBRUARY 2024.
- 3. HORIZONTAL CO ORDINATE SYSTEM = NZTM.
- 4. VERTICAL DATUM = NZVD.
- 5. MAJOR INTERVALS 5.0 m.
- 6. FOR INDICATION ONLY, NOT FOR CONSTRUCTION.
- 7. DO NOT SCALE FROM THIS DRAWING.

- PROPOSED LOT BOUNDARY
- WATERCOURSE
- OVERLAND FLOWPATH
- MANHOLE CHAMBER (EXISTING)
- WASTEWATER PUMP (EXISTING)
- RISING MAIN (EXISTING)
- ROADSIDE SWALE (EXISTING)
- IMPERVIOUS SURROUND (EXISTING)
- BUILDING (EXISTING)
- 25,000 LITRE WATER TANK



A	CONSENT	20/09/2024
Revision	Issue	Date



AUCKLAND | NORTHLAND

Project Name and Address
149 STATE HIGHWAY 10
KAEO
PART PAKONGA BLOCK

Project C0501	Drawn By SD

Client
GAVIN HOULT

Sheet Title
INFRASTRUCTURE PLAN

Sheet
100

FILE PATH: Z:\Projects\C0500-C0999\C0501 - 149 State Highway 10, Kaeo\07 - Technical & Drawings\Drawings\C0501 - Drawings\dwg\C0501 Infrastructure Plan.dwg

APPENDIX B

NZTA Approval Letter

NZ Transport Agency Waka Kotahi Reference: 2023-0356

16th May 2024

Lynley Newport
C/- Thomson Survey Ltd
315 Kerikeri Road,
Kerikeri 0320

Sent via Email: lynley@tsurvey.co.nz

Dear Lynley,

Subdivision separating dwellings from business activity – 149 State Highway 10, Kaeo, Northland – G. Hoults

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- Subdivision of lot title 'Part Pakonga 305N Block' held under Record of Title NA596/97 (as seen in Attachment 1).
- The proposed results in three additional lots (two additional):
 - Lot 1 – 580m² – will contain the existing house and shed.
 - Lot 2 – 630m² – will contain the existing house and shed.
 - Lot 3 – 6850m² – will contain the existing building/ light industrial activity

Assessment

In assessing the proposed activity, NZTA notes the following:

- The proposal results in no new land use and is intended to separate existing dwellings from the existing business activity on site.
- The proposed lots are accessed via:
 - Lot 1 – Access via vehicle crossing located at 1670302.71, 6116309.94 NZTM
 - Lot 2 – Access via vehicle crossing located at 1670291.92, 6116316.5 NZTM
 - Lot 3 – Access via vehicle crossings located at:
 - 1670188.09, 6116402.53 NZTM
 - 1670216.03, 6116379.8 NZTM
 - 1670239.53, 6116362.7 NZTM
- NZTA note that no access upgrades are required as there will be no increased traffic generation. Any change to land use at the subject lots will likely require upgrades to the existing vehicle accesses.
- A historical corridor encroachment issue has been identified in the review of this application (see attachment 2). The existing buildings breach the boundary line as do a number of vehicles associated with the onsite business. NZTA see no adverse risk to the state highway in regard to the buildings, however, an encroachment licence will need to be obtained via NZTA Property Team. NZTA require the vehicles outside the private property boundary to be moved to within the boundary line and out of the state highway corridor.

Conditions

In discussion with NZTA your client has agreed to include the following conditions as part of your client's resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore, our full legal name is referred to in the conditions and approval.

1. The applicant shall obtain an Encroachment Licence from NZTA Property Manager to establish formal record of building encroachment within the state highway corridor. To do so please contact Property@nzta.govt.nz.

2. Any vehicles within the state highway corridor shall be removed and placed within the private boundary line and to the satisfaction of the New Zealand Transport Agency Network Manager.
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that all cars associated with onsite business, have been removed from the state highway corridor.

Determination

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

We are happy for you to provide this letter to the territory authority as evidence of our s95E RMA and s93 GRPA approvals.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from the New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely



Vonnie Veen-Grimes
Planner

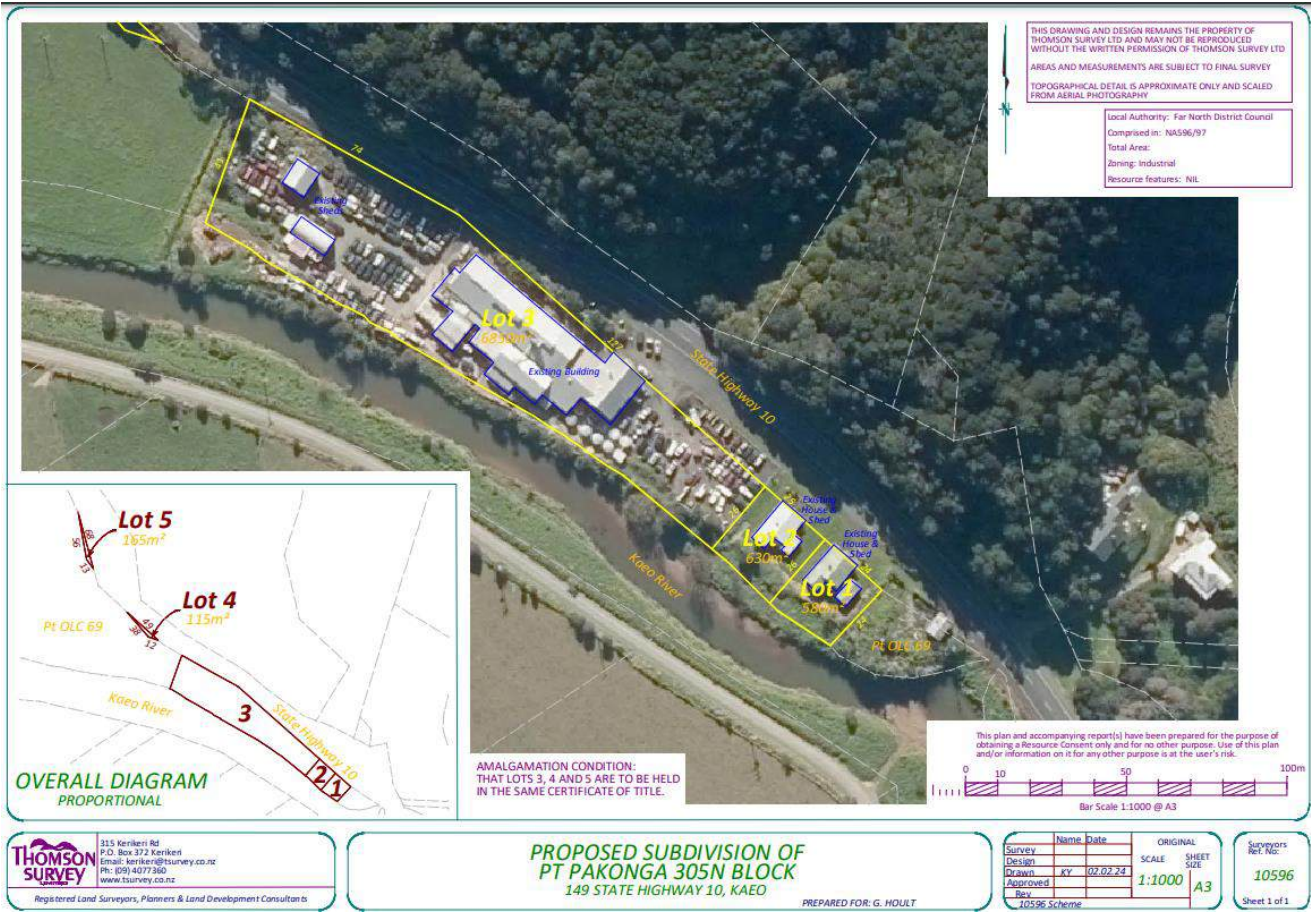
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

cc: Property@nzta.govt.nz

Enclosed:

- Attachment 1: Proposed Scheme Plan
- Attachment 2: Aerial Showing Encroachment

ATTACHMENT 1: Proposed Scheme Plan



ATTACHMENT 2: Aerial Showing Encroachment



APPENDIX C

NRC Flood Level Report

Flood Level Report



Parcel ID: 4705026

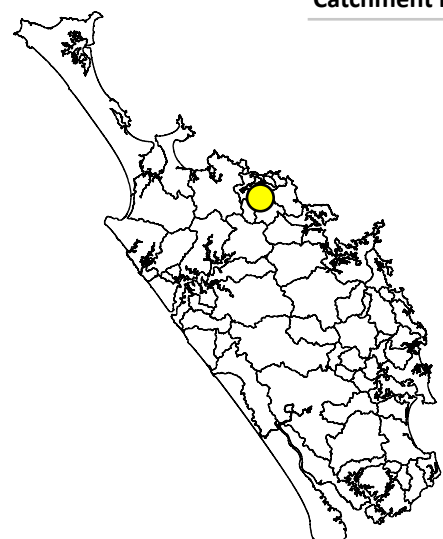
Title: NA596/97

Appellation: Part Pakonga Block

Survey Area: m²

Catchment Name(s)

Kaeo





Useful Flood Information Definitions

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

1% AEP - A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.

2% AEP - A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.

5% AEP - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.

10% AEP - A flood of this size or larger has a 1 in 10 chance or a 10% probability of occurring in any year.

NZVD2016 - New Zealand Vertical Datum - The reference level used in our flood models to define ground level.

Flood Levels - Flood levels are used from our modelled flood level rasters. The flood levels are calculated above NZVD 2016 Datum.

Climate Change (CC) - NZCPS (2010) requires that the identification of coastal hazards includes consideration of sea level rise over at least a 100-year planning period. Climate change impacts, such as increased rain intensity, have been included in the flood scenarios. You can read more about the Climate Change forecasts included in each flood model in the technical reports on the NRC website.

Mean high water spring (MHWS) - describes the highest level that spring tides reach, on average.

Coastal Flood Hazard Zones (CFHZ)

Coastal flood hazard zones are derived using a range of data including tide gauge analysis, wind and wave data and models, and use empirical calculations to estimate extreme water levels around the coastline. The calculations include projected sea level rise scenarios based on the latest Ministry for the Environment guidance.

CFHZ 0 Coastal Flood Hazard Zone 0 - area currently susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event

CFHZ 1 Coastal Flood Hazard Zone 1 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-50 year storm event, taking into account a projected sea-level rise of 0.6m over the next 50 years

CFHZ 2 Coastal Flood Hazard Zone 2 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.2m over the next 100 years

CFHZ 3 Coastal Flood Hazard Zone 3 - an area susceptible to coastal inundation (flooding by the sea) in a 1-in-100 year storm event, taking into account a projected sea-level rise of 1.5m over the next 100 years (rapid sea level rise scenario)

REGIONWIDE and PRIORITY - RIVER FLOOD HAZARD ZONES (RFHZ)

River flood hazard zones are created to raise awareness of where flood hazard areas are identified, inform decision-making and to support the minimisation of the impacts of flooding in our region. The river flood hazard zones have been created using an assessment of best current available information, engaging national and international experts in the field, using national standards and guidelines and has been peer reviewed. This will provide a good indication of the areas at potential risk of flooding from a regional perspective. However, flood mapping is a complex process which involves some approximation of the natural features and processes associated with flooding.

River Flood Hazard Zone 1 – 10% AEP flood extent: an area with a 10% chance of flooding annually

River Flood Hazard Zone 2 – 2% AEP flood extent: an area with a 2% chance of flooding annually

River Flood Hazard Zone 3 – 1% AEP flood extent: an area with a 1% chance of flooding annually with the inclusion of potential Climate Change (CC) impact



Maximum	Minimum
3.44 m	3.15 m

Max Min flood levels are for the raster extent shown on the map

10 Year

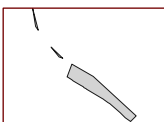
m NZVD

3.15 - 3.35

3.35 - 3.55

Parcel

Crown Copyright Reserved
Projection NZTM, Vertical Datum NZVD2016.
DISCLAIMER:
The Northland Regional Council cannot guarantee that the information shown is accurate
and should not be reused in any manner without proper consultation with its owner.





Maximum	Minimum
5.4 m	5.03 m

Max Min flood levels are for raster extent shown on the map

100 Year + CC

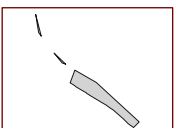
m NZVD

5.03 - 5.23

5.23 - 5.43

Parcel

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Disclaimers

Our modelling disclaimers are linked below:

<https://www.nrc.govt.nz/media/ko2dkgx/coastal-hazard-maps-disclaimer-june-2017.pdf>

<https://www.nrc.govt.nz/media/cqnnw12y/flood-map-disclaimer-2021.pdf>

Our regionwide modelling reports are linked below:

<https://www.nrc.govt.nz/environment/river-flooding-and-coastal-hazards/river-flooding/river-flood-hazard-maps/regionwide-river-catchments-analysis-technical-reports>

ARE YOU FLOOD READY?



01

Know your risk

Check what potential flood risks and other hazards that may impact your property.

The Natural Hazards Portal is a great place to start. It's a 'one-stop-shop' of information related to natural hazards within our region:

www.nrc.govt.nz/environment/natural-hazards-portal

The Environmental Data Hub provides river level and flow data, as well as warning levels, rainfall data, water quality, and more:

www.nrc.govt.nz/environment/environmental-data/environmental-data-hub

02

Have a plan

Make sure you have an evacuation plan, emergency kit and important phone numbers ready. Check out: <https://getready.govt.nz/en/prepared/> for tips on how to get ready.

03

Stay up to date

In a civil defence emergency situation, follow the updates on the Northland CDEM Group's Facebook page:

www.facebook.com/civildefencenorthland

Or follow updates from the embedded feed on the regional council website: www.nrc.govt.nz/civildefence

04

In an emergency

Remember, if life is threatened dial 111 to contact emergency services.



geologix
consulting engineers

PRELIMINARY SITE INVESTIGATION

149 STATE HIGHWAY 10, KAEO

GAVIN HOULT

**C0501-E-01
JUNE 2024
REVISION 01**



geologix
consulting engineers

DOCUMENT MANAGEMENT

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Client	Gavin Hoult
Geologix Reference	C0501-E-01
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Revision	01
Prepared by	Dr Naz Tavasoli Environmental Scientist, PhD, MSc, BSc (Hons) 
Reviewed by	Ray Mayor Senior Environmental Consultant, BEng (Env) 
Approved by	Edward Collings Managing Director, CEnvP Reg. 0861, CPEng Reg. 1033153, CMEngNZ 
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REVISION HISTORY

Date	Issue	Prepared	Reviewed	Approved
June 2023	First Issue – For Consent	NT	RM	EC



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1 INTRODUCTION AND PURPOSE

This Preliminary Site Investigation (PSI) has been prepared by Geologix Consulting Engineers Ltd (Geologix) for Gavin Hoult as our Client in accordance with our standard short form agreement and general terms and conditions of engagement.

This investigation was to assist with Resource Consent application in relation to the proposed subdivision and change of use of an industrial site, currently a mixed-use property (i.e., commercial/ industrial and residential land use) located at 149 State Highway 10, Kaeo (herein, referred to as the 'site', Figure 1, Section 2.1).

1.1 Background and Objectives

A proposed scheme plan was provided to Geologix at the time of writing, prepared by Thomson Survey and is presented within Appendix A. It is understood that the Client proposes to subdivide the site (Part Pakonga Block) into five separate lots including two residential lots (proposed Lots 1 and 2) and three commercial/ industrial lots (proposed Lots 3-5) as outlined in Table 1 (Section 2.1).

In addition, the proposed scheme plan indicates an amalgamation condition being that Lots 3, 4 and 5 are to be held in the same Certificate of Title (CT). It should be noted that proposed Lots 4 and 5 are currently existing unutilised commercial/ industrial land (empty lots).

It is understood that the current site use is not anticipated to change following the proposed subdivision, i.e., proposed Lot 3 will remain as commercial/ industrial use and Lots 1 and 2 as rural residential. Proposed future development activities are currently unknown as no future development plans were supplied to Geologix at the time of writing.

The Ministry for the Environment (MfE) Resource Management Regulations 2011 (NES:CS) applies to all site activities which trigger the NES:CS which are defined by Regulation 5 Subclauses (2) to (6). When one or more of these activities occur within a piece of land for which an activity or industry described by the Hazardous Activities and Industries List (HAIL) is either being undertaken, has previously been undertaken or is more likely than not to have occurred, the NES:CS is enacted.

The objective of this investigation was to:

- Identify potentially contaminating (HAIL) activities or potential sources of contamination that might have occurred or exist at the site.
- Determine the applicability of the NES:CS to the site.
- Determine suitability of the site for proposed subdivision.

1.2 Scope of Works

The following scope of works was undertaken in accordance with the staged process defined

by the MfE Contaminated Land Management Guidelines (CLMG) No. 1 – *Reporting on Contaminated Site in New Zealand*. Ministry for the Environment, Wellington, New Zealand, Revised in 2021 (MfE 2011b).

- Desktop review of:
 - Far North District Council (FNDC) and Northland Regional Council (NRC) property information.
 - Historical aerial photography available on the Local Government Geospatial Alliance's (LGGA's) Retrolens webpage as well as the NRC.
- Preparation of this report in general accordance with current contaminated land guideline documents by a Suitably Qualified and Experienced Practitioner (SQEP) as defined by the NES:CS.

2 SITE INFORMATION/ DESCRIPTION

2.1 Site Identification

The site is located at 149 SH 10, Kaeo, on the southwestern side of SH 10, approximately 610 m northwest of the SH 10 and Omaunu Road intersection. The site is listed as a light industrial zone under the proposed district plan. Details of the site are listed in Table 1 below.

Table 1: Site details and summary of proposed scheme

Legal Description	Area (m ²)	Purpose
Existing lots		
Part Pakonga Block Parcel: 4705026	8,353 m ²	Existing commercial/ industrial and residential land use
Proposed new lots		
Proposed new Lot 1	580 m ²	Existing residential land use
Proposed new Lot 2	630 m ²	Existing residential land use
Proposed new Lot 3	6,850 m ²	Existing commercial/ industrial land use
Proposed new Lot 4	115 m ²	Existing unutilised land
Proposed new Lot 5	165 m ²	Existing unutilised land

The site is irregular in shape with a gross site area of approximately 8,353m². The property is presented schematically below with the centre of the site approximately at geographical position NZTM (NZGD200): E 1670241, N 6116339

The aerial map displays a section of State Highway 10 in Kaeo. Various land parcels are labeled, including Lot 1 DEEDS 30, Part OUC 69, Part Pakanga Block, and others. Building outlines are highlighted in cyan, and parcel boundaries are shown in white. A legend in the bottom right corner identifies these features. A scale bar at the bottom indicates a distance of 1 km.

The site is listed as light industrial zone under the proposed and operative district plans; however, the current site use is a mix of commercial/ industrial and residential land use.

Surrounding Land Uses

Environmental Setting/ Ecological Receptors

- Available GIS information shows the Kaeo River flowing along the southern boundary of the site with a southeast to northwest flow direction.
- The site is located within the River Flood zone and as indicated, the Kaeo River is subject

to flood hazards under all modelled scenarios (refer to Figure 3).

- Our desktop review indicates there are no further potential ecological receptors within an influencing distance of the site.

In relation to this consent application i.e., subdivision only, environmental receptors would not be impacted.

Figure 2: Mapped flood hazard and environmental receptors.



2.5 Geology

Available geological mapping (GNS Science, 2022) indicates the site to be underlain by river deposits of the Tauranga Group. This group is characterised by Unconsolidated to poorly consolidated mud, sand, gravel and peat deposits of alluvial, colluvial and lacustrine origins.

3 HISTORICAL SITE USE

3.1 Council Information

A summary of relevant property information available from the FNDC and NRC (supplied by Thomson Survey Limited) is provided below, and relevant property information is provided in Appendix B.

3.1.1 Far North District Council Property File

The property file contained a series of permits, plans and consenting information. A summary of the relevant consent history includes:

- 1966, Bay of Islands Transport Co: Construct a garage.
- 1969 and 1971, Bay of Islands Co-op Dairy Co Ltd: Construct a carport.



- 1974, Jaybel Nichimo Ltd: use property as a plant for the purchase, processing and distribution of fish and the manufacture of ice.
 - Application only, no consent noted.
- 1977, Bay of Islands Co-op Dairy Co Ltd: workshop and store shed for Kaeo Transport vehicles.
- 1988, Sanford Ltd: Erect a canopy.
- 1996 and 1998. Hikurangi Fisheries Ltd: Commercial fish packing house and ice plant respectively.
- 2000, Sanford Ltd: Upgrade and extend oyster processing plant.
- 2001, Hikurangi Fisheries Ltd: New shed.

No information regarding NRC consents were available within the FNDC property information.

3.1.2 Northland Regional Council

A review of the NRC's selected land-use register (SLUR) was undertaken in May 2024. The following verified HAIL activities were identified:

- HAIL category A4: Corrosives including formulation or bulk storage,
- HAIL category F7: Service stations including retail or commercial refuelling facilities, and
- HAIL category G4: Scrap yards including automotive dismantling, wrecking or scrap metal yards.

An email request by Thomson Survey Limited (Thomson) to NRC requesting any Information regarding the sites HAIL activities was received from NRC via email on 11 March 2024. Additional information not provided above included:

- *This is the site of an automotive dismantling, wrecking yard. Historically the site has been occupied by Sanford Fisheries and possibly the Kaeo Co-operative Dairy Company Ltd. Two underground diesel tanks were removed from the site in 2000.*
- *Site has since the 1970s been a seafood processing plant operated by Sanfords. Oyster processing has been carried out for at least the last 10 years. The only chemicals involved in the process are used for sanitation purposes. Wastewater from the cleaning operation is discharged into the stream. Also on site is a BP truck stop supplying diesel via an underground tank. The site is soon to undergo major expansion and the truckstop will have the tanks removed. Ammonia will be carried on site for use as a refrigerant.*

The two 9000L tanks were removed in September 2000, a report was received from URS



detailing the tank pull and associated soil tests. A letter was sent by Jerry Nelson confirming that the land met Tier 1 Soil Criteria.”

- *Site is now a specialist 4X4 wrecking yard supplying parts for a variety of makes and models of 4X4's.*
- *HAIL activity A17 removed and F7 added to reflect that the fuel tanks were part of a truck stop.*
- *There are 12 environmental incidents recorded on the property:*
 - *2000: Burning and smoke nuisance (burning of waste building products) and Hazardous substances spills and refuse (small oil spill).*
 - *2003: Grey coloured discharge coming from a pipeline near the oyster processing factory.*
 - *2005: Hazardous substances spills and refuse (oil spill from seafood processing plant).*
 - *2006: Hazardous substances spills and refuse (oil spill).*
 - *2016: Two hazardous substances spills and refuse (concerns regarding car wrecking close to River)*
 - *2019: Two burning and smoke nuisance.*
 - *2020: Possible contaminant runoff.*
 - *2023: Two coastal discharges (Discharge of contaminants to waterway.)*
- *There are no active resource consents recorded on the property.*

The email from NRC indicated that a copy of the URS report as well as several aerial images (1993, 2000, 2007 and 2015) and was available on request. This information as well as the consent history was requested by Geologix on 9 and 10 May 2024 respectively. The response from NRC received on 15 May 2024 indicated the following:

- The consent history relates to water take and water discharge only.
- The URS tank pull report indicates the removal of the tanks and that “*results for soil remaining on site comply with the applicable Oil Industry Guidelines Tier 1 Soil Acceptance Criteria for commercial/ industrial land use*”.
 - Laboratory results confirm soil remaining on site comply with commercial/ industrial land use criteria.
 - Photos, within the report confirm removal of tanks.



- A summary of the provided 1993, 2000, 2007 and 2015 aerial photographs from NRC have been provided in Section 3.2 below.

3.2 Historical Aerial Photographs

Historical aerial photographs of the site and the surrounding area taken between 1944 and 2021 were sourced from the LGGAs Retrolens and the NRC. However, it should be noted that the majority of available historical aerial photographs are of poor resolution/ quality.

Our review comprises visually evident land-use activities within the site boundaries or upon adjacent land within a conservative influencing distance of the site which may pose a risk to human or environmental receptor health. Land-use history activities relevant to the site are summarised as follows:

LGGAs Retrolens

- **1944:** The site appears to be a mix of commercial/ industrial and residential use, larger potential commercial/ industrial buildings are observed on the north-western side of the site (proposed Lot 3) and smaller, potential residential buildings on the south-eastern portion (proposed Lots 1 and 2).

The surrounding land use includes dense bush to the north-east, north-eastern side of SH 10. Pasture/ grazing land adjacent to the north-west boundary, south-east of the site and on the south-western side of the Kaeo River, adjacent to the south-western site boundary.

- **1950:** No significant changes are observed within or surrounding the site since the previous historical aerial photograph.
- **1966:** Although the quality/ resolution is poor, it appears that additional commercial/ industrial buildings have been constructed within the commercial industrial portion of the site (proposed Lot 3). No change to the residential portion of the site (south-eastern portion - proposed Lots 1 and 2) is observed.
- **1970:** Due to the poor quality/ resolution, no additional observations can be made.
- **1977:** Although the quality/ resolution is poor, the site appears similar to the 1966 aerial image.
- **1981:** Due to the poor quality/ resolution, no additional observations can be made.

The review of the

NRC Supplied Images

It should be noted as observed on these provided aerial photographs, the site use occurs beyond the established north-eastern site boundary.



- **1993:** Commercial/ industrial buildings are present within the central portion of the site (proposed Lot 3). A shed type of structure (proposed Lot 3) and two residential dwellings (proposed Lots 1 and 2) are observed on the south-eastern portion of the site.
- **2000:** Additional alterations have occurred (within proposed Lot 3) on the commercial/ industrial buildings present within the central portion of the site, and additional commercial/ industrial buildings are observed on the north-western portion of the site.
- **2007:** Additional alterations have occurred on the commercial/ industrial buildings present within the central portion and north-western portion of the site. The shed type structure has been removed with this area now in use for parking (proposed Lot 3). Site use appears to have been officially defined by way of the NRC's SLUR; the commercial/ industrial use on the majority of the site (proposed Lot 3) appears to have been separated out from the residential land use (proposed Lots 1 and 2) located on the south-eastern portion of the site.
- **2015:** The site (commercial/ industrial portion – proposed Lot 3) appears to be in use for vehicle wrecking and or vehicle sales yard. The buildings/ layout appears similar to the previous aerial photograph.
- **2017 and 2023:** No significant changes are observed since the previous 2015 historical aerial photograph.

Historical aerial photographs are available on request.

In summary, the site may have been in use for commercial/ industrial and residential land use since prior to 1944. The available aerial photographs suggest that the commercial/ industrial land use (proposed Lot 3) has been kept separate from the residential land use (proposed Lots 1 and 2) located on the south-eastern portion of the site since prior to 1944 to date.

3.3 Actual/ Potential HAIL Activities

Based on the historical review of the site, it is considered that the site (commercial/ industrial land use portion) has potentially been impacted by the following actual and or potential HAIL categories:

- HAIL category A4: Corrosives including formulation or bulk storage,
- HAIL category A17: Storage tanks or drums for fuel, chemicals or liquid waste,
- HAIL category F7: Service stations including retail or commercial refuelling facilities, and
- HAIL category G4: Scrap yards including automotive dismantling, wrecking or scrap metal yards.

Due to the above HAIL activities identified; a portion of the site (proposed Lot 3, approximately 6,850 m²) can be determined as a 'piece of land' according to the definitions

of the NES:CS. The piece of land (HAIL area) is provided on Figure 3 below and Drawing 700 in Appendix C.

It should be noted that the HAIL area is approximately 7,850 m², which considers associated site activities beyond the defined/ legal site boundary.

Figure 3: Piece of land as determined from actual and potential HAIL activities.



3.4 Potential Contaminants of Concern

Based on the above information and from our experience, it is expected that contaminants of concern (CoC) would include a wide range of contaminants including heavy metals, total petroleum hydrocarbons (TPH) and polycyclic aromatic hydrocarbons (PAHs) resulting from the historic and current commercial/ industrial activities.

4 RISK ASSESSMENT

Based on the information presented in this report, a quantitative risk assessment of contamination potential to cause an effect upon human and/ or ecological receptors has been made. This is further developed into a regulatory assessment for Consent.

4.1 Conceptual Site Model

This Conceptual Site Model (CSM) has been developed based on the following assumptions:

- The desktop study has confirmed that part of the site is defined as a piece of land under the NES:CS Regulations as follows:
 - The piece of land is approximately 6,850 m² in area (proposed Lot 3) comprising commercial/ industrial land use, historically, from approximately 1944 to date, this area has/ is subject to commercial/ industrial activities such as seafood processing and packaging plant, BP truck stop and automotive sales and dismantling/ wrecking yard. The piece of land is clearly shown on Figure 3 (Section 3.3) and Drawing 700 in Appendix C.
- The existing house sites (proposed Lots 1 and 2) are located outside (southeast) of the piece of land.
- No commercial/ industrial activities have occurred on proposed Lots 4 and 5.
- The Kaeo River at the south-western boundary is an ecological receptor which is potentially susceptible to activities outlined on the HAIL.
- No analytical testing has been commissioned within this investigation.

The following Conceptual Site Model (CSM) has been developed for the potentially complete contaminant pathways at the site.

Table 2: Conceptual site model

Source	Pathway	Receptor
Heavy metals, TPH and PAHs associated within proposed Lot 3 only	• Incidental soil ingestion • Inhalation of dusts • Dermal absorption • Leaching to groundwater/ surface water	• Earthworks contractors during any future redevelopment • Future site users – only in any soft landscaped areas • Kaeo River

For an exposure pathway to be complete and subsequently cause a risk, there must be a contamination source, a contaminant transport mechanism (pathway) and a receptor, typically human or ecological.

4.2 Quantification of Risk and Discussion

The actual and potential HAIL activities undertaken (refer to Section 3.3) on site and the developed CSM detailed above identifies a potential low risk to human health (depending on the activity) on the majority of the site (proposed Lot 3 only) from heavy metals and hydrocarbons in soils which has been determined from a desk top review.

As such, and due to contaminant concentrations on site complying with the applicable Oil Industry Guidelines Tier 1 Soil Acceptance Criteria for commercial/ industrial land use (as indicated in the URS tank pull report), a low risk is applied to long-term human health exposure to the continued use for commercial/ industrial purposes (proposed Lot 3) if these soils are to remain on site.



In addition, as the actual and potential HAIL activities have been identified within proposed Lot 3 only (the piece of land), it is highly unlikely that there is a risk to human health associated with proposed Lots 1 and 2 historically and currently in use for residential purposes should the proposed activity (i.e., subdivision) be undertaken.

5 REGULATORY CONSIDERATIONS (CONTAMINATED LAND)

Based on the findings of this investigation, the NES:CS regulations apply only to a 6,850 m² area (within the defined/ legal site boundary, proposed Lot 3), as shown on Figure 3 (Section 3.3) and Drawing 700 in Appendix C. This section provides clarification of consent conditions against national, regional and local standards and regulations in regard to subdivision only.

5.1 National Environmental Standards

The NES:CS regulation applies to activities of subdivision where HAIL activity is being / has been / more likely than not to have been undertaken. The results of the historical review indicated that, under subclause (7) the NES:CS applies to the site due to the following HAIL Categories:

- HAIL category A4: Corrosives including formulation or bulk storage,
- HAIL category A17: Storage tanks or drums for fuel, chemicals or liquid waste,
- HAIL category F7: Service stations including retail or commercial refuelling facilities, and
- HAIL category G4: Scrap yards including automotive dismantling, wrecking or scrap metal yards.

The land is located within a light industry zone and has been used for commercial/ industrial (proposed Lot 3) and residential activities outside of the piece of land (proposed Lots 1 and 2), however, in relation to the proposed subdivision, it is highly unlikely that there will be a risk to human health if the activity is done to the site. Therefore, the activity of subdivision is considered to be a permitted activity.

5.2 Northland Regional Plan

In accordance with the definitions of the proposed regional plan, the area of proposed Lot 3 will be considered as 'potentially contaminated land' based on the existing HAIL activities. However, it is our professional opinion that in relation to the proposed northland regional plan, the site is suitable for the proposed subdivision.

5.3 FNDC District Plan

The FNDC Operative District Plan defines a contaminated site as a site which contains contaminants at concentrations above background levels, and where assessment indicates an immediate or long-term hazard to human health or to the environment. Based on the available information, a portion of the site (proposed Lot 3) does meet the definition of a contaminated site.

The FNDC Operative District Plan Rule 13.7.3.2(viii) defines contaminated land as a natural or other hazard. Provided the recommendations of this report are adhered to and the assumptions made remain true, the soil contamination hazard is suitably mitigated in relation to the subdivisions due to the residential area located outside of the piece of land. However, until a point when analytical testing confirms otherwise, a potential for soil contamination will exist within the defined piece of land area (proposed Lot 3) outlined on Figure 3 above and in Drawing 700 in Appendix C.

6 CONCLUSIONS

This PSI report has been prepared in support of the Resource Consent application for proposed subdivision and change of use of the site from one lot (Part Pakonga Block) into five separate lots including two residential lots (proposed Lots 1 and 2) and three commercial/ industrial lots (proposed Lots 3-5), as outlined in Table 1 (Section 2.1) and the proposed scheme plan (Appendix A).

The proposed scheme plan indicates an amalgamation condition being that Lots 3, 4 and 5 are to be held in the same Certificate of Title (CT) and as previously mentioned, proposed Lots 4 and 5 are currently existing unutilised commercial land (empty lots).

A review of available background information confirms that historically and currently, a portion of the site has been subject to commercial/ Industrial land-use since potentially prior to 1944. Commercial/ Industrial activities detailed by the HAIL activities under categories A4, A17, F7 and G4 were more likely than not performed across a portion of the site area (proposed Lot 3 only).

The proposed subdivision area equates to approximately 8,353 m², however, a portion (approximately 6,850 m²) of the site area (proposed Lot 3) used for commercial/ industrial land use to be classed as a piece of land under the NES:CS. Refer to Drawing 700 in Appendix C.

Based on the available information, it is highly unlikely that there will be a risk to human health or the environment if the activity (i.e., subdivision and change of use) is done to the piece of land. Therefore, provided that the assumptions of this report remain relevant, the proposed activity of subdivision and change of use has been assessed as a Permitted Activity in relation to the NES:CS.

However, prior to any future soil disturbance activities (if any), a detail site investigation should be undertaken to confirm contaminant levels that may be present within the site and to inform management and/ or disposal requirements.

It should be noted that this investigation was undertaken to support the proposed subdivision only, therefore, any proposed future redevelopment and/ or change of use will require further investigation.

7 LIMITATIONS

This report has been prepared for Gavin Hoult as our Client. It may be relied upon by our Client and their appointed Consultants, Contractors and for the purpose of Consent as outlined by the specific objectives in this report. This report and associated recommendations, conclusions or intellectual property is not to be relied upon by any other party for any purpose unless agreed in writing by Geologix Consulting Engineers Ltd and our Client. In any case the reliance by any other party for any other purpose shall be at such parties' sole risk and no reliability is provided by Geologix Consulting Engineers Ltd.

The opinions and recommendations of this report are based on plans, specifications and reports provided to us at the time of writing, as referenced. Any changes, additions or amendments to the project scope and referenced documents may require an amendment to this report and Geologix Consulting Engineers should be consulted. Geologix Consulting Engineers Ltd reserve the right to review this report.

8 REFERENCES

Far North District Council, Far North Maps, <https://www.fndc.govt.nz/Our-services/Far-North-Maps>. Accessed May 2024.

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Proposed Regional Plan for Northland, October 2023

Retrolens Historical Image Resource. <https://retrolens.co.nz/>. Accessed May 2024.

Users' guide, 2012: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. April 2012.

APPENDIX A

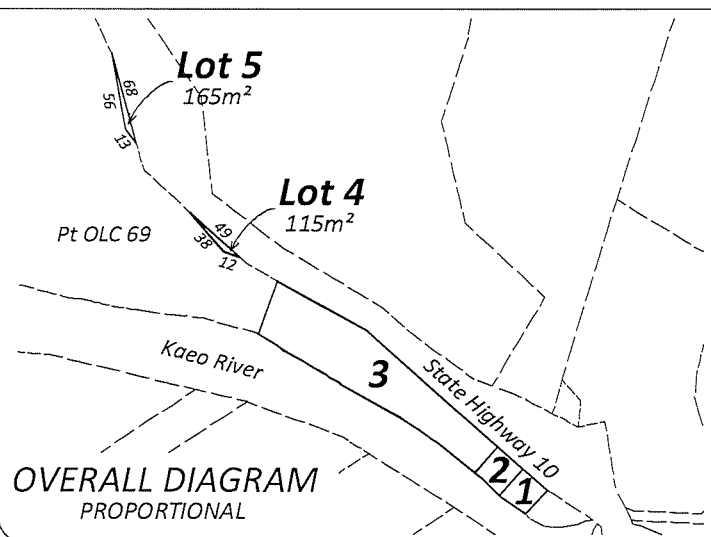
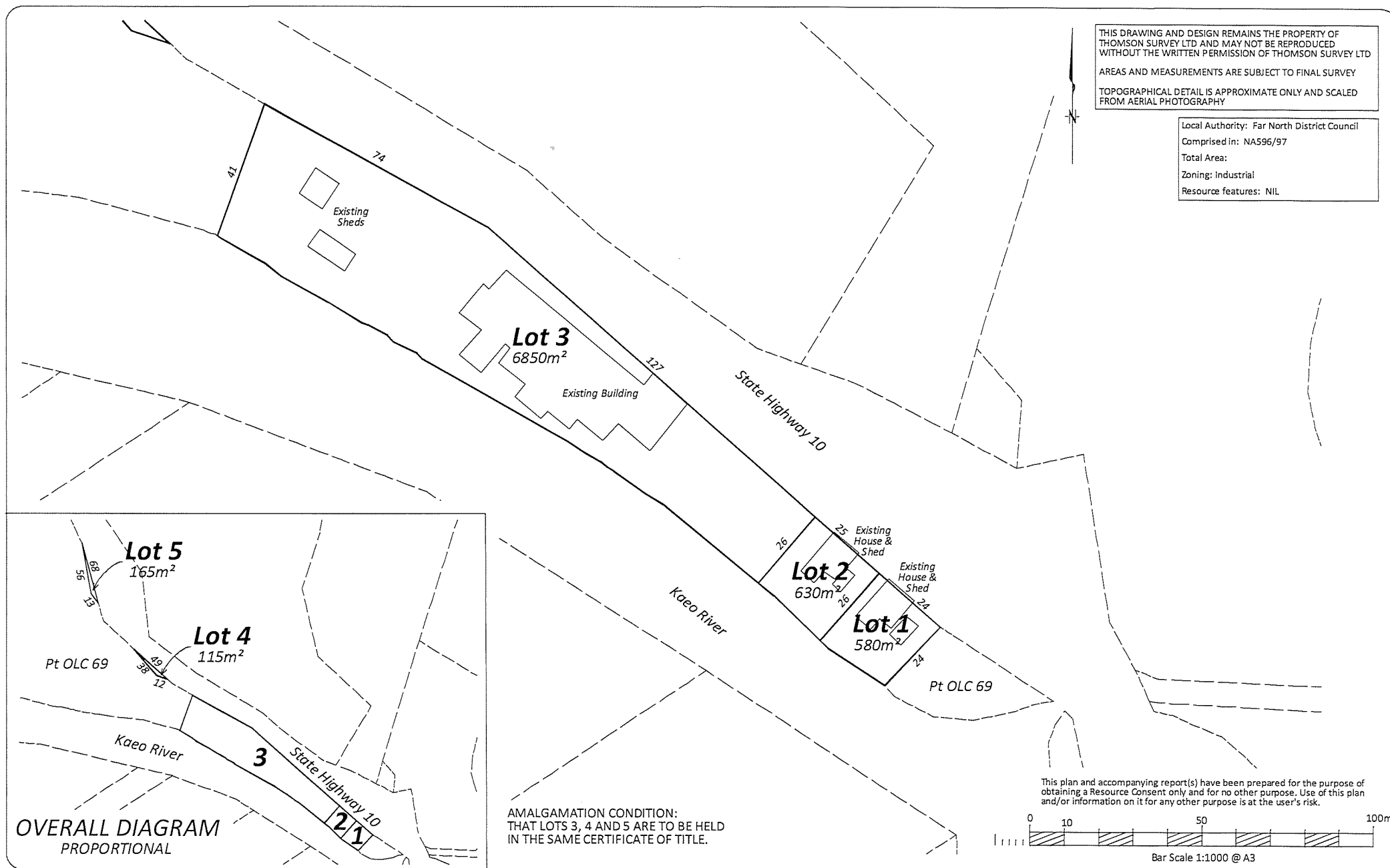
Proposed scheme plan

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AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
 Comprised in: NA596/97
 Total Area:
 Zoning: Industrial
 Resource features: NIL



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PROPOSED SUBDIVISION OF PT PAKONGA 305N BLOCK 149 STATE HIGHWAY 10, KAEO

PREPARED FOR: G. HOULT

Survey	Name	Date	ORIGINAL	SCALE	SHEET SIZE
Design					
Drawn	KY	02.02.24	1:1000	A3	
Approved					
Rev					
10596 Scheme					

Surveyors
 Ref. No:
10596
 Sheet 1 of 1

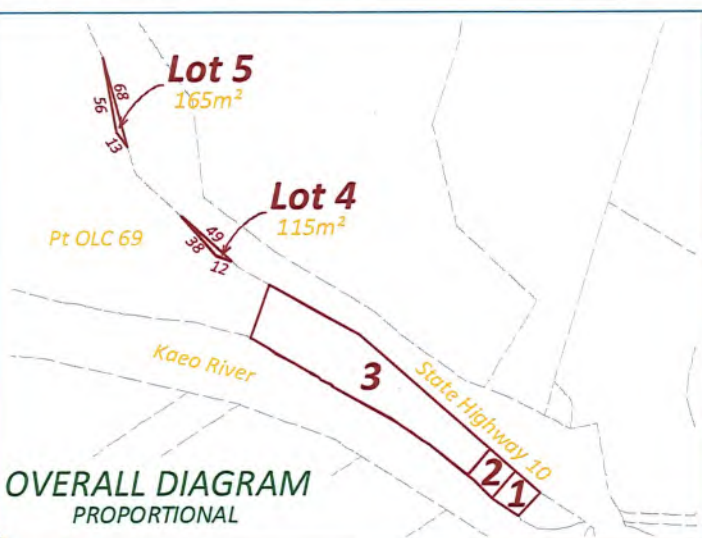


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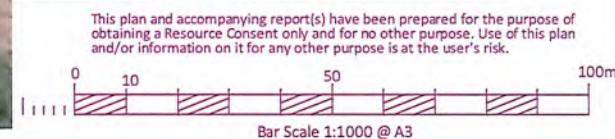
AREAS AND MEASUREMENTS ARE SUBJECT TO FINAL SURVEY

TOPOGRAPHICAL DETAIL IS APPROXIMATE ONLY AND SCALED FROM AERIAL PHOTOGRAPHY

Local Authority: Far North District Council
Comprised in: NA596/97
Total Area:
Zoning: Industrial
Resource features: NIL



AMALGAMATION CONDITION:
THAT LOTS 3, 4 AND 5 ARE TO BE HELD
IN THE SAME CERTIFICATE OF TITLE.



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P.O. Box 372 Kerikeri
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Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF PT PAKONGA 305N BLOCK 149 STATE HIGHWAY 10, KAEO

PREPARED FOR: G. HOULT

Name	Date	ORIGINAL	
Survey		SCALE	SHEET SIZE
Design		1:1000	A3
Drawn	KY 02.02.24		
Approved			
Rev			
10596 Scheme			

Surveyors
Ref. No:
10596
Sheet 1 of 1

APPENDIX B

Relevant Property File Information

Selected Land-use Register



About



Legend



Layers



Add Data



More



Part of the property that you have enquired about is listed on the NRC Selected Land-use Register (SLR) for any current or historical Hazardous Activities and Industries List (HAIL) activities as follows.

Site ID: SLU.802817

Site Name: Industrial site - State Highway 10, Kaeo

Site Description: 149 State Highway 10, Kaeo. This is the site of an automotive dismantling, wrecking yard.

Historically the site has been occupied by Sanford Fisheries and possibly the Kaeo Co-operative Dairy Company Ltd.

Two underground diesel tanks were removed from the site in 2000.

Site Classification: Verified HAIL: Risk not quantified

HAIL Activities: A4. Corrosives including formulation or bulk storage; F7. Service stations including retail or commercial refuelling facilities; G4. Scrap yards including automotive dismantling, wrecking or scrap metal yards;

Filenotes:

19/05/2023

"Site has since the 1970s been a seafood processing plant operated by Sanfords . Oyster processing has been carried out for at least the last 10 years. The only chemicals involved in the process are used for sanitation purposes They are Iodophors HC62 (An alkaline based cleaner), XY12 chlorine and Stirbak. Waste water from the cleaning operation is discharged into the stream. Also on site is a BP truck stop supplying diesel via an under ground tank. The site is soon to under go major expansion and the truckstop will have the tanks removed. Ammonia will be carried on site for use as a refrigerant.(Data entry 10/12/99)

The two 9000L tanks were removed in September 2000, a report was received from URS detailing the tank pull and associated soil tests. A letter was sent by Jerry Nelson confirming that the land met Tier 1 Soil Criteria. (last data entry 1/12/00) Category A site. Category V site. Last data entry 6 June 2008."

08/08/2012

"URS decommissioning report dated 26 September 2000 in docs."

16/06/2016

"Site is now a specialist 4X4 wrecking yard supplying parts for a variety of makes and models of 4X4's. See docs for image."

03/11/2020

"Record reviewed and updated as part of National Data Consistency Project. Previous site name: Northpart 4X4 parts. Previous description: Previously Kaeo Co-Operative Dairy Company / Sanford Fisheries Kaeo Co-Operative Dairy Company and before that, Sanford Fisheries (09) 405 0088. Previous legal description: LOTS 8 9 DP 58772 BLK VII WHANGAROA SD"

11/03/2024

"HAIL activity A17 removed and F7 added to reflect that the fuel tanks were part of a truck stop."

A copy of the URS UPSS Decommissioning report from September 2000 is available if required.

There are 12 environmental incidents recorded on the property – please refer to attached spreadsheet for summary details. Further information is available if requested, please quote the IRIS ID.

There are no active resource consents recorded on the property.

NRC has aerial images of the site for the following years that can be provided upon request: 1993, 2000, 2007 and 2015.

As per Rule C.6.8.1 of the [Proposed Regional Plan for Northland](#), copies of site investigation reports, where land disturbance has occurred, must be provided to the regional council within three months of completion of the investigation. Reports can be sent to contamination@nrc.govt.nz

Kind regards,
Heather

Ngā mihi

Heather Giles

Environmental Monitoring Officer – Waste Management
Northland Regional Council » Te Kaunihera ā rohe o Te Taitokerau

P 09 470 1210 ext 9212
M 027 615 3952



P 0800 002 004 » W www.nrc.govt.nz



Disclaimer

Unless specifically included in the response above, council warns that information is not available about building materials that can cause land contamination at any property, including, but not limited to, wood that has been chemically treated, lead-based paint and asbestos containing materials. Caution is advised with regard to these materials, including undertaking a comprehensive due diligence investigation to establish whether these materials are or have been present at any time, past and present.

The information provided in this email is information from the Selected Land Use Register and Northland Regional Council Incident Records only, unless otherwise specified. Council may hold information about the site in other registers or databases. A full search of council records will need to be undertaken to determine if this is the case, and which the requestor must specifically request this, and cover council's reasonable costs. The information supplied in this email should not be solely relied upon for determining whether there is contamination at a site, for remediation of the site or any other purpose. Compliance with R6.2 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES') requires that territorial authority records are searched, and any information supplied in this e-mail is required to form part of that search. If contamination is confirmed, there may be contaminant guideline values that apply to the land, in addition to the NES soil contamination guidelines. We cannot accept any liability arising from the absence of information from our registers. We advise clients to engage the services of a suitably qualified and experienced contaminated land specialist where uncertainty exists.

From: Clark Ehlers <clarke@nrc.govt.nz>
Sent: Wednesday, February 28, 2024 4:03 PM
To: Contaminated Land Management Team <contamination@nrc.govt.nz>
Cc: lynley <lynley@tsurvey.co.nz>
Subject: FW: SLU.802817; 149 SH 10, Kaeo

Please see request for information regarding 149 State Highway 10, Kaeo, below.

Ngā mihi

Clark Ehlers
Compliance Monitoring Manager – Coast and Land use

M 027 208 1351



Disclaimer

Users are reminded that Northland Regional Council data is provided in good faith and is valid at the date of publication. However, data may change as additional information becomes available. For this reason, information provided here is intended for short-term use only. Users are advised to check figures are still valid for any future projects and should carefully consider the accuracy/quality of information provided before using it for decisions that concern personal or public safety. Similar caution should be applied for the conduct of business that involves monetary or operational consequences. The Northland Regional Council, its employees and external suppliers of data, while providing this information in good faith, accept no responsibility for any loss, damage, injury in value to any person, service or otherwise resulting from its use. All data provided is in NZ Standard Time. During daylight saving, data is one hour behind NZ Daylight Time.

From: Lynley Newport <lynley@tsurvey.co.nz>
Sent: Wednesday, February 28, 2024 12:51 PM
To: Clark Ehlers <clarke@nrc.govt.nz>
Subject: FW: SLU.802817; 149 SH 10, Kaeo

URSWoodward Clyde
Dames & Moore

Jerry

MNC 802817

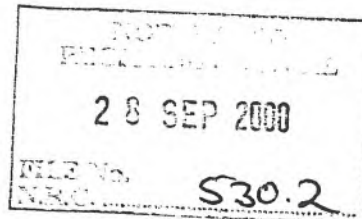
26 September 2000

Project No. AW23040177.1W

Waste Management Officer
Northland Regional Council
Private Bag 9021
Northland

2269

Attention: Jerry Nelson



	Action	Info
Chair		
G.M.		
Cons. M.		
C.S.M.		
E.M.O.		
F.M.		
L.O.M.		
Mar M.		
Mon M.	✓	
M.P.P.		
Sec.		

sent

Dear Jerry,

Subject: UPSS DECOMMISSIONING AT SANFORD FISHERIES

This letter and the accompanying tank pull report have been prepared by URS New Zealand Limited (URS) for BP Oil New Zealand Limited (BP). It documents the decommissioning/removal of two underground storage tanks (USTs) and associated soil sampling, undertaken at Sanford Fisheries, SH10, Kaeo.

All sample analytical results for soil remaining on site comply with the applicable Oil Industry Guideline Tier 1 Soil Acceptance Criteria for commercial/industrial land use.

BP respectfully requests your written confirmation that the Council agrees that the contamination conditions detailed above are acceptable for commercial/industrial use and that no further environmental investigation works and /or clean-up works are required. Please send this conformation to the following addressee:

Sarah Schiess
Environmental Engineer
BP Oil New Zealand Limited
PO Box 892
Wellington 1Yours sincerely,
URS NEW ZEALAND LTD
(formerly Woodward Clyde New Zealand Ltd)
Karen Sannazzaro
Environmental Scientist
Scott Purdue
Environmental ScientistURS New Zealand Ltd
Level 3, Hayman Centre
24 Johnston Street
Wellington, New Zealand
PO Box 3367 Wellington
Tel: +64 4 496 3750
Fax: +64 4 496 3755



Woodward Clyde
Dames & Moore

Jerry Nelson
Northland Regional Council
Page 2

cc: Sarah Schiess, BP Oil New Zealand Ltd

Attachment: UPSS Decommissioning Report

BP UPSS DECOMMISSIONING - SANFORD FISHERIES, KAEO

REQUESTED BY: RETAIL/COMMERCIAL

INVESTIGATION DETAILS									
Site address:		SH10, Kaeo (PO Box 142)							
Legal Description (Lot & DP) and Zoning:		> PT Pakonga 205N BLK PT0LC 69 BL*, PT Pakonga 30 5N industrial portion, PT Pakonga 30 5N PT 0LC 69 BLKS ii iii Kaeo SD-BAL > Business 4							
New Zealand Topographical Map Reference:		NZMS 260 T04 810.783							
URS representative on site:		Tim Cobb							
Date on-site:		6 April 2000							
Purpose of investigation and Site future		> ☒ Complete tank pull ☐ Partial tank pull > ☐ BP Operated ☐ Non BP Operated (new company) ☒ Closed <i>*If ongoing BP site, and all new tanks, complete RR form.</i>							
Description of site investigation methodologies:		As per standard BP and URS procedures							
Names of contractors and their responsibilities:		Northland Fuel Installations – tank removal and reinstatement Winstone Aggregates – contaminated soil removal							
Name of Dangerous Goods Inspector (DGI), and the date and time that she/he was on site:		Brian Hodges, Far North District Council, not onsite.							
When did contractor notify the DGI of the tank pull?		Unknown							
Photographs taken:		☒ Yes, appended ☐ No							
Weather conditions:		Fine/showers.							
SITE AND ENVIRONS DESCRIPTION									
- Site use prior to tank removal (type of site) - No. of tank pits - No. of tanks - Site ground surface covering - Site surface runoff patterns/collection - Are there underground services present? - Could they affect migration? - Lithology, soil type, description		> ☐ Service Station ☐ Workshop ☒ Commercial ☐ Truckstop ☐ Other > 1 > 2 > Basecourse gravels > Site soakage, run-off toward estuary/river. > ☐ Yes (If yes, indicate on site plan) ☐ No ☒ Not known > ☒ Yes ☐ No							
		Depth (m)		Description					
		0.0 – 1.0		Clayey SAND					
		1.0 – 4.0		Silty CLAY					
Neighbouring land uses:		> North – State Highway 10, then scrub-clad hills > East – Residential > South – Estuary/river > West – Paddock > Flat > Kaeo River ☐ <100m ☒ >100m (Approximately: 20 m to South) > ☐ Shipping ☐ Industrial ☐ Stock ☐ Irrigation ☐ Aquaculture ☐ Recreation ☐ Drinking ☒ Not utilised ☐ Not known							
Topography									
Nearby surface water bodies and distance to:									
Surface water use:									
Was groundwater encountered at the site ?		> ☐ Yes ☒ No							
Are there any wells on the site?		> ☐ Yes ☒ No							
• If yes, have they been: - Checked for separate phase? - Sampled?		> ☐ Yes ☐ No > ☐ Yes ☐ No							
Likely regional groundwater flow direction		> South toward estuary/river.							
Distance to bores or wells outside the site boundaries		> Not identified as part of this investigation.							
TANK INVENTORY									
Tank/Pit Id	Status	Reason for removal	Capacity (litres)	Contents (Product)	AST or UST	Age (years)	Construction	Condition	Tank pit construction (lined/unlined)
1/1	Removed	Decommis sioned	9,000	Diesel	UST	22	Steel	Good	Unlined
2/2	Removed	Decommis sioned	9,000	Diesel	UST	22	Steel	Good	Unlined

PETROLEUM HYDROCARBON IMPACTS							
In relation to UPSS elements	Element Visually observed		PID reading		Samples taken		Evidence of contamination in the area of the exposed element (odour, staining, etc)
	Yes	No	Yes	No	Yes	No	
• In walls of tank pits	☒	☐	☐	☒	☒	☐	➤ Diesel odour at base of both tank pits and under pumps.
• Tank pit bedding material	☒	☐	☐	☒	☒	☐	➤
• Groundwater in pit	☐	☐	☐	☒	☐	☒	➤
• Under pumps	☒	☒	☐	☒	☒	☐	➤ Soils a blue-green colour.
• Around dispensing lines	☐	☒	☐	☒	☐	☒	➤
• Around remote fills	☐	☒	☐	☒	☐	☒	➤
• Around fill lines	☐	☒	☐	☒	☐	☒	➤
• Around vent lines	☐	☒	☐	☒	☐	☒	➤
• Other(i.e. subsurface utilities)	☐	☒	☐	☒	☐	☒	➤
• Signs of surface staining				➤ ☒ Yes (soils beneath pumps) ☐ No			
• Condition of vegetation around the site				➤ Good			
• Was impacted soil/bedding material removed from site? If so, state quantity and where it went to.				➤ ☒ Yes ☐ No Approximately 12 m ³ removed to Greenmount Landfill.			
SAMPLE DESCRIPTIONS							
Sample ID	Date sampled	Sample location	Depth (m)	Sample description		Remaining /removed	
				Soil type	Odour		
1W-1	6 April 00	Base of pit 1	3.5	Sand	Strong odour	Removed	
1W-2	6 April 00	W wall of pit 1	2	Sand	Moderate odour	Remaining	
1W-3	6 April 00	S wall of pit 1	2	Silty Clay	No odour	Remaining	
1W-4	6 April 00	E wall of pit 1	2	Clayey Sand	No odour	Remaining	
1W-5	6 April 00	Backfill of pit 1*	2.0 – 3.5	Sand	Moderate odour	Remaining	
1W-1A	6 April 00	Base of pit 1	3.5	Silty Clay	No odour	Remaining	
1W-7	6 April 00	Base of pit 1	3.5	Silty Clay	No odour	Remaining	
1W-8	6 April 00	W wall of pit 1	2	Sand	Slight odour	Remaining	
1W-9	6 April 00	E wall of pit 1	2	Clayey Sand	No odour	Remaining	
1W-10	6 April 00	Base of pit 2	3.5	Silty Clay	Slight odour	Removed	
1W-11	6 April 00	W wall of pit 2	2	Silty Clay	No odour	Remaining	
1W-12	6 April 00	E wall of pit 2	2	Silty Clay	No odour	Remaining	
1W-13	6 April 00	N wall of pit 2	2	Silty Clay	Strong odour	Removed	
1W-14	6 April 00	Backfill of pit 2	-	Sand	Strong odour	Removed	
1W-15	6 April 00	Base of pit 2	3.5	Silty Clay	No odour	Remaining	
1W-16	6 April 00	W wall of pit 2	2	Silty Clay	No odour	Remaining	
1W-17	6 April 00	Beneath pumps	1.5	Silty Clay	No odour	Remaining	
1W-10A	6 April 00	Base of pit 2	3.5	Silty Clay	Strong odour	Removed	
1W-13A	6 April 00	Beneath pumps	1.5	Silty Clay	Slight odour	Remaining	
* Backfill was placed back into pit 1 (2.0 - 3.5 m depth), and the remainder of the pit was filled with clean fill material.							
DATA FOR TIER 1 RISK ASSESSMENT							
• Site land use after tank removal		➤ ☐ Residential ☒ Commercial/Industrial ☐ Agricultural ☐ Petroleum Handling					
• Adjoining land uses		➤ ☒ Residential ☐ Commercial/Industrial ☒ Agricultural ☐ Petroleum Handling					
• Possible future site land use		➤ ☐ Residential ☒ Commercial/Industrial ☐ Agricultural ☐ Petroleum Handling					
• Groundwater use		➤ ☐ Potable ☐ Stocking ☐ Irrigation ☒ Not used ☐ Unknown					
• Soil type (Guideline categories which most closely approximate site soils)		➤ ☒ SAND, sandy loams, silty sands ☐ SANDY SILT, silt, silty loams, clayey sands ☒ SILTY CLAY, clay loam, sandy clay ☐ CLAY ☐ PUMICE ☐ PEATS AND HIGHLY ORGANIC SOILS ☐ FRACTURED BASALT* ☐ GRAVELS*					
		* Considered only for groundwater inhalation pathway;					
• Depth of contamination		➤ ☐ < 1m ☒ 1-4 m ☐ > 4 m					
• Depth to groundwater (m)		➤ ☐ ≤2 m ☒ ≤4 m ☐ ≤8 m ☐ >8m ☐ Unknown					
LABORATORY RESULTS AND COMPARISON WITH GUIDELINE TIER 1 ACCEPTANCE CRITERIA							
Refer to Table 1 attached.							

HUMAN HEALTH RISK ASSESSMENT SUMMARY				
Land Use	Exposure Pathways	Lab results comply with Guidelines	Exposure Pathway Status Incomplete/Complete - Reasoning	Acceptable Hydrocarbon Residual
Site - Current (post removal)	Inhalation of vapours from soil	Yes	Complete	Yes
☐ Residential	Soil ingestion	Yes	Complete	Yes
☒ Commercial/Industrial	Dermal absorption	Yes	Complete	Yes
☐ Agricultural	Produce ingestion	Yes	Incomplete - land use	Yes
☐ Petroleum handling	Maintenance/excavation workers	Yes	Complete	Yes
☐ Other	Groundwater usage	Yes	Incomplete - no groundwater use	Yes
	Inhalation of vapours from water	Yes	Complete	Yes
Site - Future	Inhalation of vapours from soil	Yes	Complete	Yes
☐ Residential	Soil ingestion	Yes	Complete	Yes
☒ Commercial/Industrial	Dermal absorption	Yes	Complete	Yes
☐ Agricultural	Produce ingestion	Yes	Incomplete - land use	Yes
☐ Petroleum handling	Maintenance/excavation workers	Yes	Complete	Yes
☐ Other	Groundwater usage	Yes	Incomplete - no groundwater use	Yes
	Inhalation of vapours from water	Yes	Complete	Yes
Neighbouring Properties	Inhalation of vapours from soil	N/A	Incomplete - no offsite migration noted	Yes
☒ Residential	Soil ingestion		Incomplete - no offsite migration noted	Yes
☐ Commercial/Industrial	Dermal absorption		Incomplete - no offsite migration noted	Yes
☒ Agricultural	Produce ingestion		Incomplete - no offsite migration noted	Yes
☐ Petroleum handling	Maintenance/excavation workers		Incomplete - migration off site unlikely	Yes
☐ Other	Groundwater usage		Complete - groundwater use unknown	Yes
	Inhalation of vapours from water		Complete	Yes
Notes:				
ECOLOGICAL RISK ASSESSMENT				
Any significant receptors?		No Impact	Limited Impact	Significant Impact
Describe:		☒	☐	☐
AESTHETIC ASSESSMENT				
Criteria	No Impact	Limited Impact	Significant Impact	
Odour	☐	☒	☐	
Discolouration	☒	☐	☐	
Soil structure	☒	☐	☐	
Vegetation	☒	☐	☐	
CLOSURE				
Findings: All soil sample analytical results representing soil remaining on site comply with the applicable Tier 1 Soil Acceptance Criteria for commercial/industrial land use. Please refer to the covering letter for a discussion of the results.				
APPLICABILITY				
- This investigation relates only to those areas of the site that were exposed as part of the tank removal operation and to which access was made available to URS New Zealand Limited during our time on site. - Consideration has not been given to extraordinary costs associated with off-site disposal of contaminated soils. - The services performed by URS New Zealand Limited have been conducted with the level of quality and skill, which is consistent with the standard expected of members of its profession. No warranty or guarantee of site condition is intended. - This report has been prepared solely for the use of BP Oil New Zealand Limited and any reliance of this report by third parties shall be at such party's sole risk as the report may not contain sufficient information for the purposes of other parties. This report shall only be presented in full and may not be used to support any other objectives than those set out in the report, except with the express permission of URS New Zealand Limited. - URS New Zealand Limited have performed our services for this project in accordance with our Standard Agreement for Consulting Services and with current professional standards for environmental site assessments; no guarantees are either expressed or implied.				
REFERENCES				
- Ministry for the Environment "Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand", June 1999. - Department of Occupational Safety and Health "Guidelines for the Design, Installation and Operation of Underground Storage Tanks", 1992				
Prepared by: Karen Sannazzaro <i>KS</i>		Approved for issue by: Scott Purdue <i>SP</i>		Issue date: 26 September 2000
Distribution List: BP Oil: ☒ Environmental Engineering, ☐ Others URS: ☒ Auckland ☒ Wellington ☐ Christchurch				
Appended: ☒ Locality plan ☒ Site plan ☐ Bore logs ☐ Pit logs ☒ Photographs ☒ Laboratory report & sample chain of custody.				
NB: Ensure sampling positions are recorded with regard to depth & position. Where relevant, show position on site plan of fill points (direct or remote) for UST.				

Table 1: Comparison of Soil Sample Laboratory Analytical Results with Oil Industry Guideline Acceptance Criteria

		Sample Analysis Results						Oil Industry Guidelines ¹			
All results and criteria are mg/kg dry weight								All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³	All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³
URS Sample Reference		1W-1	1W-2 1W-8 (Dup)	1W-3	1W-4 1W-9 (Dup)	1W-5	1W-1A 1W-7 (Dup)				
Laboratory Sample Reference		302268	302269 302275	302270	302271 302276	302272	302273 302274				
Sample Soil Type		Sand	Sand	Silty Clay	Clayey Sand	Sand	Silty Clay	Sand	Sand	Silty Clay	Silty Clay
Sample Depth (m, bgl)		3.5	2	2	2	2 - 3.5	3.5	Contamination depth : Surface (<1m)/1m-4m/ Groundwater = 4m			
Sample of soil remaining or removed		Removed	Remaining	Remaining	Remaining	Remaining	Remaining				
Sample Location		Base TP1	W Wall TP1	S Wall TP1	E Wall TP1	Backfill TP1	Base TP1				
Total Petroleum Hydrocarbons (TPH)											
C ₇ -C ₉		510	103	<15	<15	90	<15	120 (m)/ 120 (m)	NA/NA	8800 (v), 20,000 (m)	NA/NA
C ₁₀ -C ₁₄		9407	1455	<15	<15	1830	126	(1500) (x)/ (1900) (x)	NA/NA	1900 (x), 8900 (x)	NA/NA
C ₁₅ -C ₃₆		24,205	7131	<15	<15	9460	100	NA/ NA	NA/NA	NA, NA	NA/NA
Total hydrocarbons (C ₇ - C ₃₆)		34,117	8689	<15	<15	11379	226	-	-		-
Polycyclic Aromatis Hydrocarbons (PAHs)		Toxic Equivalency Factor									
Naphthalene		-	0.56	-	<0.05	-	<0.05	(190) (v), (230) (v)	53/3.7	(230) (v), (1100) (v)	NA/NA
Non-carc. (Pyrene)		-	0.32	-	<0.05	-	<0.05	NA, NA	NA/NA	NA, NA	NA/NA
Benzo(a)pyrene		1	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(a)anthracene		0.1	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(b)fluoranthene		0.1	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(k)fluoranthene		0.1	<0.05	-	<0.05	-	<0.05	-	-	-	-
Chrysene		0.01	<0.05	-	<0.05	-	<0.05	-	-	-	-
Dibenzo(a,h)anthracene		1	<0.05	-	<0.05	-	<0.05	-	-	-	-
Indeno(1,2,3,c,d)pyrene		0.1	<0.05	-	<0.05	-	<0.05	-	-	-	-
Benzo(a)pyrene eq.		-	0.1205	-	0.1205	-	0.1205	(11) (d), (25) (m)	NA/NA	(11) (d), (25) (m)	NA/NA

Notes:

Bold - exceeds guideline value.

1 MfE 1999, Oil Industry Environmental Working Group, Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand

2 Values taken from Tables 4.11 and 4.14 of the guidelines.

3 Values taken from Table 4.20 of the guidelines.

NA - Indicates contaminant no limiting as estimated health-based criterion is significantly higher than that likely to be encountered on site (ie 20,000 mg/kg for TPH, 10,000 mg.kg for other contaminants).

The following notes indicate the limiting pathway for each criterion:

v - volatilisation, s - soil ingestion, d - dermal exposure, p - produce ingestion, m - maintenance/excavation worker exposure, x – PAH surrogate.

Brackets denote values exceed threshold likely to correspond to formation of residual separate phase hydrocarbons.

Table 1 continued: Comparison of Soil Sample Laboratory Analytical Results with Oil Industry Guideline Acceptance Criteria

		Sample Analysis Results							Oil Industry Guidelines ¹			
All results and criteria are mg/kg dry weight									All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³	All Pathway Soil Acceptance Criteria - Commercial/industrial ²	Soil Acceptance Criteria for Protection of Groundwater Quality ³
URS Sample Reference		1W-10	1W-11 1W-16 (Dup)	1W-12	1W-13	1W-14	1W-10A 1W 15 (Dup)	1W-13A 1W 17				
Laboratory Sample Reference		302277	302278 302283	302279	302280	302281	302285 302282	302286 302284				
Sample Soil Type		Silty Clay	Silty Clay	Silty Clay	Silty Clay	Sand	Silty Clay	Silty Clay	Sand	Sand	Silty Clay	Silty Clay
Sample Depth (m, bgl)		3.5	2	2	2	-	3.5	1.5	Contamination depth : Surface (<1m)/1m-4m/ Groundwater = 4m			
Sample of soil remaining or removed		Removed	Remaining	Remaining	Removed	Removed	Remaining	Remaining				
Sample Location		Base TP2	W wall TP2	E Wall TP2	N Wall TP2	Backfill TP2	Base TP2	Beneath Pump				
Total Petroleum Hydrocarbons (TPH)												
C ₇ -C ₉		18	<15	<15	26	186	<15	<15	120 (m)/ 120 (m)	NA/NA	8800 (v), 20,000 (m)	NA/NA
C ₁₀ -C ₁₄		415	64	83	414	10009	84	38	(1500) (x)/ (1900) (x)	NA/NA	1900 (x), 8900 (x)	NA/NA
C ₁₅ -C ₃₆		903	114	131	737	41315	70	63	NA/ NA	NA/NA	NA, NA	NA/NA
Total hydrocarbons (C ₇ - C ₃₆)		1337	178	215	1178	51511	154	101	-	-		-
Polycyclic Aromatic Hydrocarbons (PAHs)	Toxic Equivalency Factor											
Naphthalene	-	-	<0.05	-	-	-	<0.05	<0.05	(190) (v), (230) (v)	53/3.7	(230) (v), (1100) (v)	NA/NA
Non-carc. (Pyrene)	-	-	<0.05	-	-	-	<0.05	<0.05	NA, NA	NA/NA	NA, NA	NA/NA
Benzo(a)pyrene	1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(a)anthracene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(b)fluoranthene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(k)fluoranthene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Chrysene	0.01	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Dibenzo(a,h)anthracene	1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Indeno(1,2,3,c,d)pyrene	0.1	-	<0.05	-	-	-	<0.05	<0.05	-	-	-	-
Benzo(a)pyrene eq.	-	-	0.1205	-	-	-	0.1205	0.1205	(11) (d), (25) (m)	NA/NA	(11) (d), (25) (m)	NA/NA

Notes:

Bold - exceeds guideline value.

1 MfE 1999, Oil Industry Environmental Working Group, Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand

2 Values taken from Tables 4.11 and 4.14 of the guidelines.

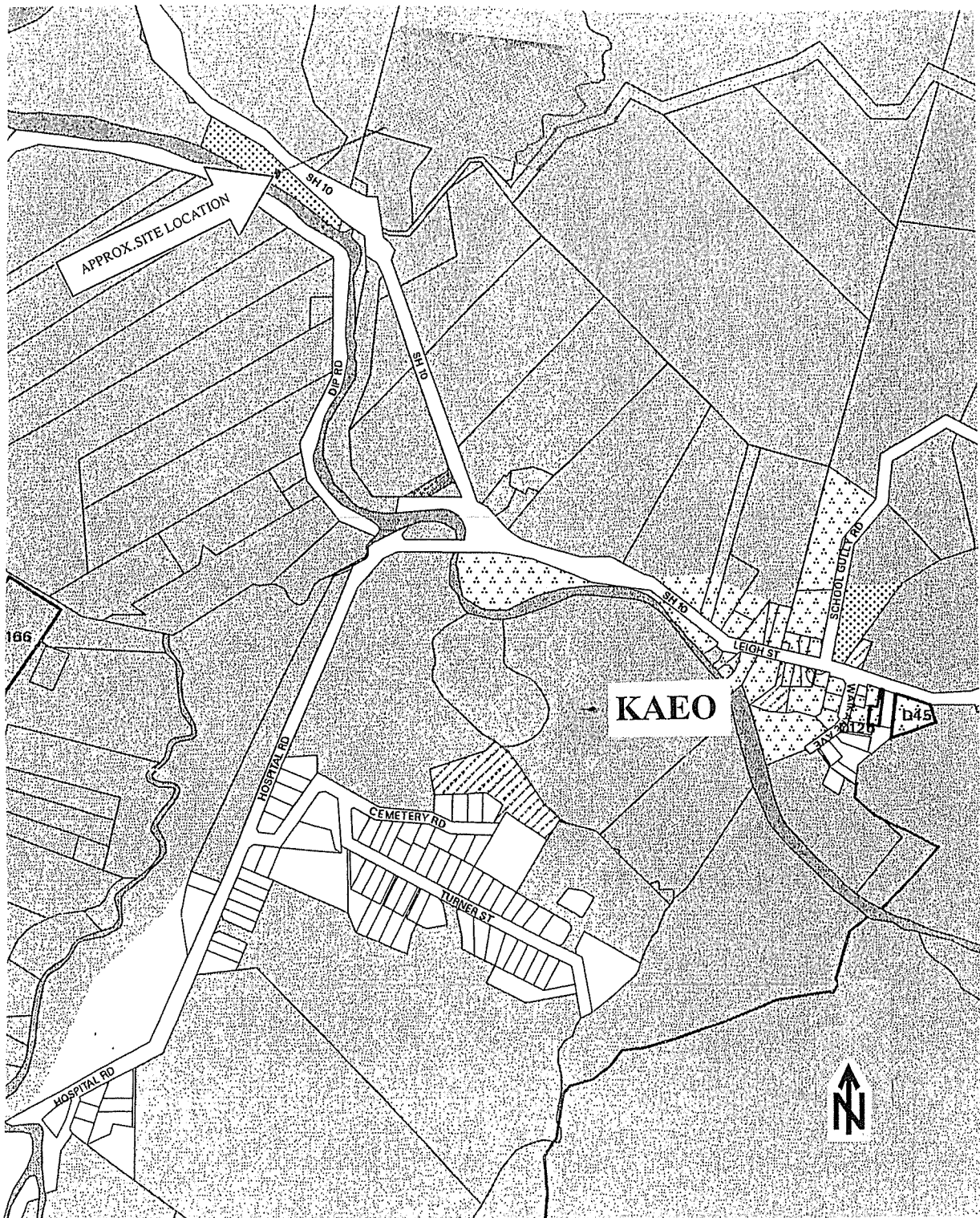
3 Values taken from Table 4.20 of the guidelines.

NA - Indicates contaminant no limiting as estimated health-based criterion is significantly higher than that likely to be encountered on site (ie 20,000 mg/kg for TPH, 10,000 mg.kg for other contaminants).

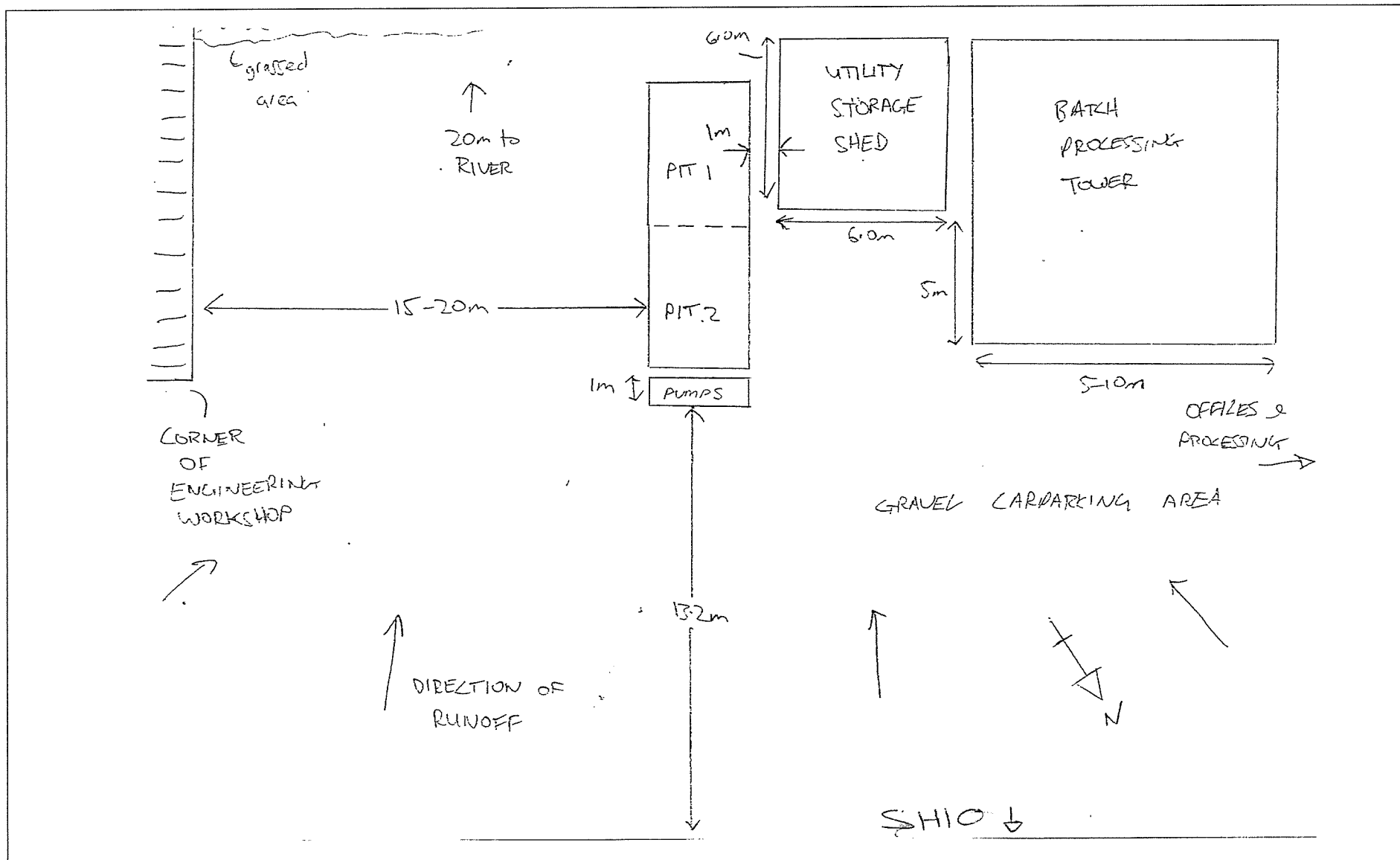
The following notes indicate the limiting pathway for each criterion:

v - volatilisation, s - soil ingestion, d - dermal exposure, p - produce ingestion, m - maintenance/excavation worker exposure, x – PAH surrogate.

Brackets denote values exceed threshold likely to correspond to formation of residual separate phase hydrocarbons.



DRAWN: KLS	URS Woodward Clyde Dames & Moore URS New Zealand Limited Level 3, Hayman Centre 24 Johnston Street PO Box 3367 Wellington, New Zealand www.urscorp.co.nz Tel: +64 4 496 3750 Fax: +64 4 496 3755	CLIENT: BP OIL NEW ZEALAND LTD	SITE: SANFORD FISHERIES
DATE: 11-May-00		PROJECT: AW23040177.1W	FIGURE 1: SITE LOCATION PLAN



URS Woodward Clyde Dames & Moore			
DRAWN: TC	URS New Zealand Limited Level 3, Hayman Centre 24 Johnston Street PO Box 3367 Wellington, New Zealand www.urscorp.co.nz Tel: +64 4 496 3750 Fax: +64 4 496 3755	CLIENT: BP OIL NEW ZEALAND LTD	SITE: SANFORD FISHERIES
DATE: 6-Apr-00		PROJECT: AW23040177-1W	FIG' 2: SITE LAYOUT (Not to scale)



Photo 1: View of the tank-pits. Estuary to left/rear of photo, SH10 to the right.



Photo 2: The first 9,000 litre diesel tank (TP1). SH10 in background.



Photo 3: The second 9,000 litre diesel tank (TP2).



Photo 4: The tank-pit after removal of the first tank, showing the base material that was subsequently removed.



Photo 5: The tank-pit after removal of the second diesel tank. The pumps were located at the end of the pit, and the dark soils beneath them were removed.

INDEPENDENT PETROLEUM LABORATORY LTD
Specialists in Fuels and Environmental Analysis

P.O.Box 3 Ruakaka.
Email: laboratory@ipl.co.nz

Phone: 09 432 8567
Fax: 09 432 6326

IPL Test Report 20000413A
Total Petroleum Hydrocarbons (TPH) in Soil

HUB2186Data Storage c:\Gc\Varian 3600\Tph\Reports\Estph1\20000203\20000413A.xls

Calibration Ref: TPH2000.020

Sample type: **SOIL**

Client Contact: Jamie Natusch (WWC Auckland)

No. of Samples: 13 for TPH (total 19)

Ref/Job #: AW23040177.IW

CHARGE TO BP

File Ref: ESTPH1

Date Drawn: 6/04/00

Date Received: 7/04/00

Date Analysed: 11/04/00

DATE REPORTED 13/04/00

CERTIFICATE OF ANALYSIS

Client Sample Ref.	Lab Sample No.	Total Petroleum Hydrocarbon Content				Dry Matter (kg/100 kg)
		Carbon Banded			Total	
		C7-C9 (mg/kg) Dry Wt	C10-C14 (mg/kg) Dry Wt	C15-C34+ (mg/kg) Dry Wt	by IPL GC2 (mg/kg) Dry Wt	
IW-1 ACL	302268	577	10,745	25,889	37,211	88.9
IW-2	302269	103	1,455	7,131	8,689	94.3
IW-3	302270	<15	<15	<15	<15	77.4
IW-4	302271	<15	<15	<15	<15	78.7
IW-5	302272	90	1,830	9,460	11,379	91.1
IW-1A	302273	<15	126	100	226	71.0
IW-10	302277	18	415	903	1,337	75.7
IW-11	302278	<15	64	114	178	73.6
IW-12	302279	<15	83	131	215	71.3
IW-13	302280	26	414	737	1,178	72.4
IW-14 ACL	302281	116	9,425	38,574	48,115	91.8
IW-10A	302285	<15	84	70	154	67.7
IW-13A	302286	<15	38	63	101	69.6

ACL: Above Calibration Limits (approximate values only)

The results above calibration limits will be available within 1 working day.

Methods of Analysis

TPH by IPL GC2 - sonification extraction, GC-FID quantification, Detection Limit = 15 mg/kg dry wt

Dry Matter by IPL GC2 - soils dried in oven at 105C for 12+hr

Analyst's Comments

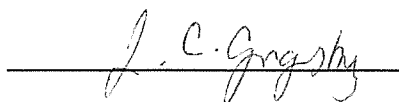
The result in this report relates specifically to the sample as received by the IPL Laboratory.

Silica extraction not performed on any samples.

Sample extracts are stored for seven days and are available for re-analysis.

This report must not be altered, or reproduced except in full.

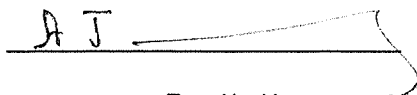
Written By:



Jocelyn Grigsby
IPL Environmental Chemist

Date: 13/04/00

Checked By:



Tony Hockings
IPL Environmental Manager

Date: 13/04/00

INDEPENDENT PETROLEUM LABORATORY LTD

Specialists in Fuels and Environmental Analysis

P.O.Box 3 Ruakaka.
Email: laboratory@IPL.co.nz

Phone: 09 432 8567
Fax: 09 432 6326

IPL Secondary Analysis

Test Report 20000414Cdil Total Petroleum Hydrocarbons (TPH) in Soil

Reissue of results from Test Report 20000413A which were above calibration limits

HUB2186Data Storage c:\Gc\Varian 3600\Tph\Reports\Estph1\20000203\20000414Cdil.xls

Calibration Ref: TPH2000.020

Sample type: SOIL

Client Contact: Jamie Natusch (WWC Auckland)

CHARGE TO BP Environmental

No. of Samples: 13 for TPH (total 19)

Ref/Job #: AW23040177.IW

File Ref: ESTPH1

Date Drawn: 6/04/00

Date Received: 7/04/00

Date Analysed: 11/04/00

DATE REPORTED 14/04/00

CERTIFICATE OF ANALYSIS

Client Sample Ref.	Lab Sample No.	Hydrocarbon Content Carbon Band Numbers			TPH Content	Dry Matter
		C7-C9 (mg/kg) Dry Wt	C10-C14 (mg/kg) Dry Wt	C15-C34+ (mg/kg) Dry Wt	by BPONZ GC2 (mg/kg) Dry Wt	
IW-1	302268	510	9,402	24,205	34,117	88.9
IW-14	302281	186	10,009	41,315	51,511	91.8

Methods of Analysis

TPH by IPL GC2 - sonification extraction, GC-FID quantification, Detection Limit = 15 mg/kg dry wt

Dry Matter by IPL GC2 - soils dried in oven at 105C for 12+hr

Analyst's Comments

Due to the nature of analysis, results quoted above C26 are only semi-quantitative.

The result in this report relates specifically to the sample as received by the IPL.

Silica extraction not performed on any samples.

Sample extracts are stored for seven days and are available for re-analysis.

This report must not be altered, or reproduced except in full.

Signature:


J C Grigsby

Date:

14/04/00

IPL Environmental Chemist

20 APR 2000

INDEPENDENT PETROLEUM LABORATORY LTD
Specialists in Fuels and Environmental Analysis

P.O.Box 3 Ruakaka.
Email: laboratory@ipl.co.nz

Phone: 09 432 8567
Fax: 09 432 6326

IPL Test Report 20000417D
Poly Aromatics (PAH) in Soil

2188Data Storage c:\Gci\Varian 3600\Outsourced\Pah\20000417D.xls

Sample type: **SOIL**
Client Contact: Jamie Natusch
No. of Samples: 6 for PAH (total 19)
Ref/Job #: AW23040177.IW
CHARGE TO BP

File Ref: **ESPAH**
Date Drawn: 6/04/00
Date Received: 7/04/00
Date Despatch: 12/04/00
DATE REPORTED 17/04/00
IPL Order Number **1075**

CERTIFICATE OF ANALYSIS

Client Sample Ref.	Units	IW-7	IW-8	IW-9	IW-15	IW-16	IW-17
Lab Sample No.		302274	302275	302276	302282	302283	302284
Poly Aromatic in Soil by SIM							
Naphthalene	(mg/Kg, dry wt)	<0.050	0.560	<0.050	<0.050	<0.050	<0.050
2-methylnaphthalene	(mg/Kg, dry wt)	<0.050	2.1	<0.050	<0.050	<0.050	<0.050
Acenaphthylene	(mg/Kg, dry wt)	<0.050	0.056	<0.050	<0.050	<0.050	<0.050
Acenaphthene	(mg/Kg, dry wt)	<0.050	0.13	<0.050	<0.050	<0.050	<0.050
Fluorene	(mg/Kg, dry wt)	<0.050	0.76	<0.050	<0.050	<0.050	<0.050
Phenanthrene	(mg/Kg, dry wt)	<0.050	0.33	<0.050	<0.050	<0.050	<0.050
Anthracene	(mg/Kg, dry wt)	<0.050	0.25	<0.050	<0.050	<0.050	<0.050
Fluoranthene	(mg/Kg, dry wt)	<0.050	0.078	<0.050	<0.050	<0.050	<0.050
Pyrene	(mg/Kg, dry wt)	<0.050	0.32	<0.050	<0.050	<0.050	<0.050
Benzo [a] anthracene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Chrysene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [b] fluoranthene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [k] fluoranthene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [a] pyrene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Indeno (1,2,3-c,d) pyrene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Dibenzo [a,h] anthracene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Benzo [g,h,i] perylene	(mg/Kg, dry wt)	<0.050	<0.050	<0.050	<0.050	<0.050	<0.050

Methods of Analysis

Analysis conducted by Allan Aspell

Dry Matter: Dried at 103 C gravimetric

Poly Aromatics in Soil by Super-critical fluid extraction, methanol solvent modifier.

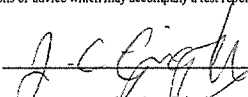
(USEPA Method 3561) GC-MS, SIM mode.

Analyst's Comments

The result in this report relates specifically to the sample as received by the IPL.

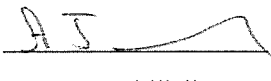
The IPL accepts no legal liability for comments, interpretations or advice which may accompany a test report.

Written By:


Jocelyn Grigsby
IPL Environmental Chemist

Date: 17/04/00

Checked By:

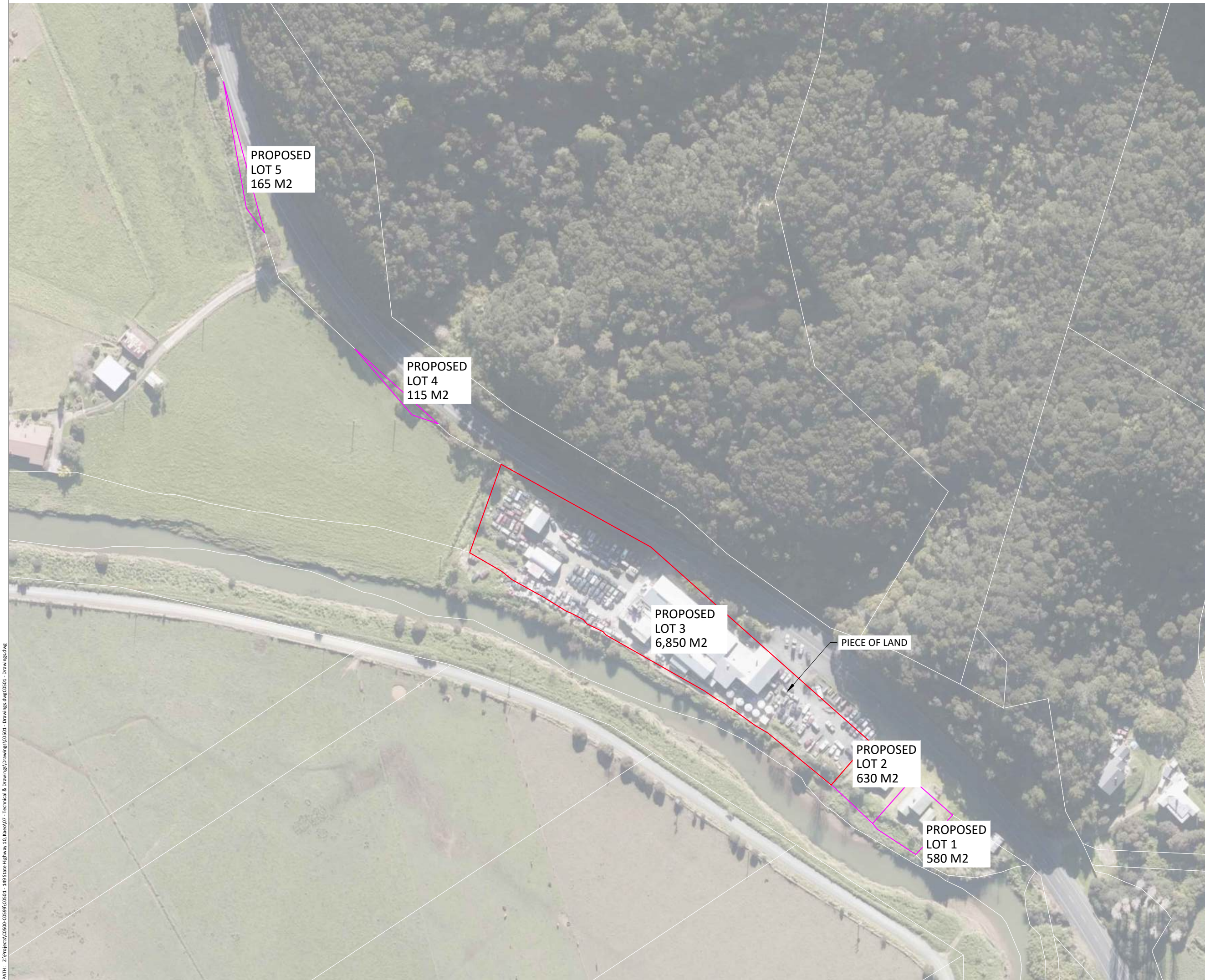

A J Hockings
IPL Environmental Manager

Date: 17/04/00



APPENDIX C

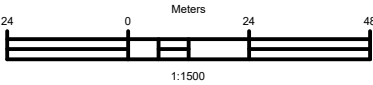
Drawing 700



GENERAL NOTES

- 1. FOR INDICATION ONLY, NOT FOR CONSTRUCTION.
- 2. FEATURES PRESENTED ARE INDICATIVE AND HAVE NOT BEEN VERIFIED.
- 3. DO NOT SCALE FROM THIS DRAWING.

PIECE OF LAND
SITE BOUNDARY



A	CONSENT	25/06/2024
Revision	Issue	Date



AUCKLAND | NORTHLAND

Project Name and Address
149 STATE HIGHWAY 10
KAEO
PART PAKONGA BLOCK

Project
C0501

Drawn By

Client

Sheet Title
ENVIRONMENTAL SITE PLAN

Sheet

700



STATEMENT OF QUALIFICATION

I Edward John Collings of Geologix Consulting Engineers Ltd certify that:

1. This Preliminary Site Investigation with limited sample meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES:CS) because it has been:
 - a. Prepared and certified by a suitably qualified and experienced practitioner registered under the Certified Environmental Practitioner Scheme (Registration Number 0861) and Engineering New Zealand Chartered Professional Engineer (Registration Number 1033153).
 - b. The Consultant has over 16 years post graduate experiencing practicing as an environmental consultant with a tertiary education qualification equivalent to a Master of Science with supporting evidence from Engineering New Zealand that the Consultant has equivalent knowledge to Washington Accord equivalence.
 - c. Reported on in accordance with the current edition of Contaminated Land Management Guidelines No. 1 – Reporting on contaminated sites in New Zealand, 2021.
2. This preliminary site investigation concludes that:
 - a. For activities under Regulation 8(4) of the NES:CS, this preliminary site investigation concludes it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land.
 - b. The activity to be undertaken as defined in Regulation 5(5) and Regulation 5(6) of the NES:CS is described on page 5, Section 1.1 of this preliminary site investigation.

Evidence of the qualification and experience of the suitably qualified and experienced practitioner is available upon request.

Signed:

Dated: 26 June 2024



Role	Name	Relevant Experience
Project Manager	Ray Mayor Unitec New Zealand, 2010, Bachelor of Engineering (Environmental) Unitec New Zealand, 2007, Diploma in Environmental Technology	Ray is a Senior Environmental Consultant with more than 15 years' experience on contaminated sites. His project experience includes conducting site assessments, compliance monitoring, managing environmental risk and remediation across numerous sites including residential, industrial and commercial developments as well as New Zealand Defence Force sites.
Project Support	Dr Naz Tavasoli Ph.D, Ecology, Massey University, 2022 Master of Biosystematics, Ferdowsi University, 2012 Bachelor of Biology, University of Sistan and Baluchestan, 2009	Naz is an Environmental Consultant with more than 1.5 years' experience in developing, implementing, and monitoring contaminated land investigations, assessments of environmental and ecological impacts, environmental management systems, and compliance monitoring across residential, industrial and commercial developments.
Senior Technical Reviewer	Edward Collings MPhys (Hons) Physical Geography Certified Environmental Practitioner Chartered Professional Engineer	Edward is a Principal Engineer and Managing Director with more than 16 years' experience on geotechnical design and contaminated land remediation on a variety of residential, commercial and critical infrastructure projects in the UK and New Zealand. Edward attained recognition as a Certified Environmental Practitioner in 2016 in Australia and New Zealand with specialist knowledge in contaminated land and groundwater remediation and wastewater design. In recent years Edward has provided professional engineering assessments for prospective candidates to the scheme.

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN
(Bay of Islands section)

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF an application for Resource Consent under the aforesaid Act, by
SANFORD LTD

APPLICATION

Application for LAND USE CONSENT FOR EXTENSION OF THE EXISTING FACTORY BUILDING, PROVISION OF A NEW PARKING AREA AND ACCESS, ERECTION OF SECURITY FENCING AND LANDSCAPING.

The property in respect of which the application is made is situated at State Highway 10, Kaeo and is legally described as Pakonga 305N.

DECISION

That pursuant to Section 105(1)(c) of the Resource Management Act 1991, Council grants its consent to the application (being RC2000261) by Sanford Ltd for extension of the existing factory building, provision of a new parking area and access, erection of security fencing and landscaping in accordance with the plans and information provided with the application.

This consent is subject to the following conditions imposed pursuant to Section 108 of the Act:

1. That the development proceeds in accordance with the plans and information provided with the application.
2. That the approval of Transit NZ be obtained for any work that is to be undertaken within the legal road reserve.
3. Provide within 60 days from the issuing of this consent a landscaping plan for the riparian margin along the northern bank of the Kaeo river (prepared by an appropriately qualified person) for the approval of the Environmental Services Manager. On approval the landscaping plan is to be implemented within six months and adequately maintained there after.
4. That the 30 vehicle parking area be constructed to provide an all weather surface with a

storm water collection and disposal system.

5. Pay to Council pursuant to Section 294 of the Local Government Act 1974 as amended by Section 409 of the Resource Management Act 1991 a reserves contribution of 0.5 percent of the total value of the development within 30 days of the commencement of the proposed building work.

Right of Objection

Section 357 of the Act provides for the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

The Reasons for the Decision

1. Written approval has been obtained or is required to be obtained from all persons who may be adversely affected prior to the proposed work commencing.
2. Subject to the conditions of consent any adverse environmental effects will be no more than minor.

CONSENT ISSUED UNDER DELEGATED AUTHORITY:



RESOURCE CONSENTS MANAGER

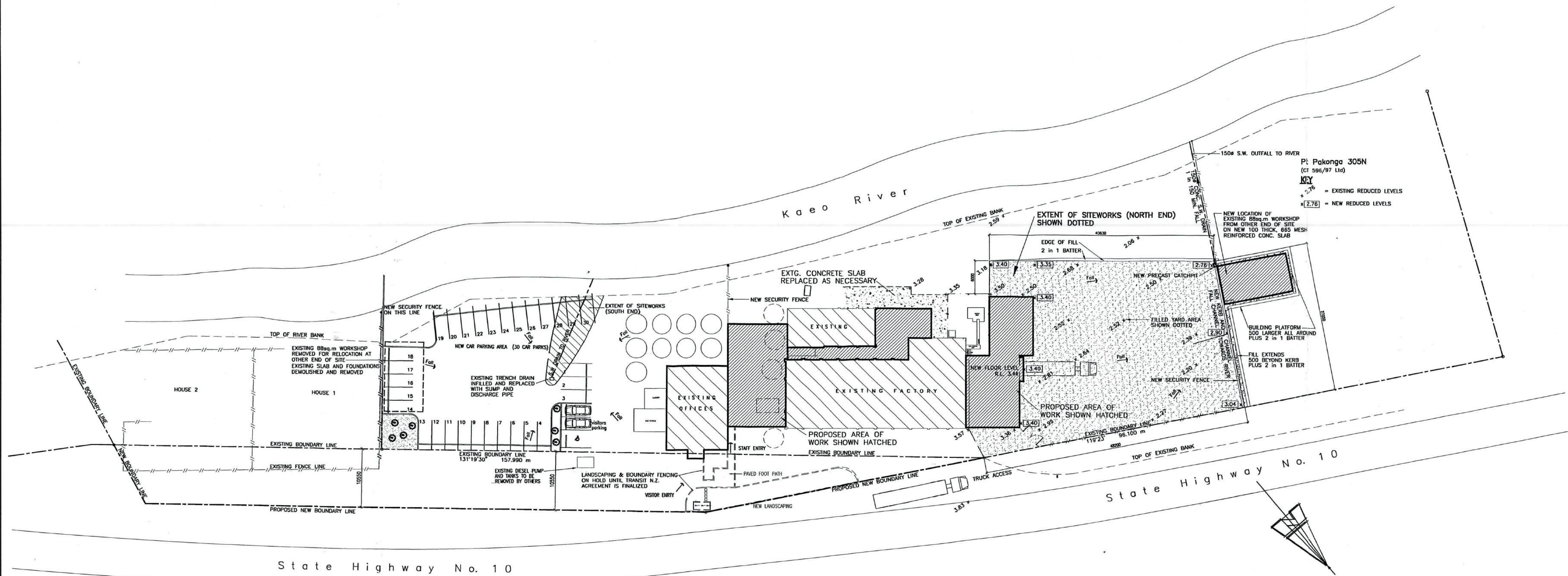


Casandra Mold
RESOURCE PLANNER

Date: 9 December 1999

SANFORD LIMITED

RC2000261



SITE LOCATION PLAN 1:400

PK	PARKING AREAS REVISED	KK	2.10.99	
B	SITETWORKS AREAS SHOWN	KK	2.10.99	
A	TENDER ISSUE	KK	14.10.99	
P3	BOUNDARIES REVISED	KK	1.10.99	
P2	RESOURCE CONSENT ISSUE	A.J.G.	15.09.99	
P1	PRELIMINARY ISSUE	A.J.G.	16.06.99	
Issue	Details	By	Chkd	Date

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Stiles & Hooker Ltd

SH

P.O. Box 718
Hamilton
New Zealand
Ph 0-7-839 1254
Fax 0-7-839 1255

ISO 9001 CERTIFIED email: stiles.hooker@clear.net.nz
CONSULTING ENGINEERS • REGISTERED ARCHITECTS

Client

S

SANFORD LIMITED
SUSTAINABLE SEAFOOD

Project

KAERO FACILITY UPGRADE

Drawing Title

SITE LOCATION PLAN

Designed IB Date JUNE'99 Drawn A.J.C.

Original Site A1 Scale 1:400

Job No 6286 Drawing No A1 Issue PK

Contractor to verify all dimensions on site

Amended Plan
Approved
6/12/99
A.J.C.



Kaeo River

TOP OF EXISTING BANK

S.W. DRAIN TO RIVER

FALL CHANNEL TOWARDS RIVER

FILLED YARD AREA

NEW KERB AND CHANNEL

NEW SEAL TO YARD

NEW SECURITY FENCE

NEW CONCRETE SLAB

NEW SECURITY FENCE

EXISTING

EXISTING FACTORY

PROPOSED AREA OF WORK SHOWN HATCHED

PROPOSED AREA OF WORK SHOWN HATCHED

EXISTING OFFICES

STAFF ENTRY

PAVED FOOT PATH

VISITOR ENTRY

NEW FLAG POLES

NEW LANDSCAPING

POSSIBLE BOUNDARY LINE

TRUCK ACCESS

State Highway No. 10

TOP OF EXISTING BANK

NEW SECURITY FENCE

EXISTING TRENCH DRAIN INFILLED AND REPLACED WITH SUMP AND DISCHARGE PIPE

NEW CAR PARKING AREA (30 CAR PARKS)

EXISTING BOUNDARY LINE

POSSIBLE BOUNDARY LINE

SITE LOCATION PLAN 1:250

P2	RESOURCE CONSENT ISSUE	A.J.G.	15.09.99
P1	PRELIMINARY ISSUE	A.J.G.	16.06.99
Issue	Details	By	Date

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Stiles & Hooker Ltd

SH

P.O. Box 718
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Fax 0-7-639 1255

email: stiles.hooker@clear.net.nz

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CONSULTING ENGINEERS • REGISTERED ARCHITECTS

Client

S

SANFORD LIMITED
SUSTAINABLE SEAFOOD

Project

KAEO FACILITY UPGRADE

Drawing Title

SITE LOCATION PLAN

Designed IB Date JUNE'99 Drawn A.J.G.

Original Size A1 Scale 1:250 (A3) 1:500

Job No 6286 Drawing No A1 Issue P2

Contractor to verify all dimensions on site

ORIGINAL



**NOTICE PURSUANT TO SECTION 124
OF THE BUILDING ACT 2004 AND ISSUED
BY THE FAR NORTH DISTRICT COUNCIL**

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Hikurangi Fisheries Limited
P.O Box 142 Kaeo 0448

TAKE NOTICE that the building/ property described below is deemed to be dangerous pursuant to the Building Act. You, the owner, are required to carry out the work set out in this notice within the time prescribed by this notice, in order to reduce or remove the danger.

1. Description of building: This notice refers to the building situated at; 149 State Highway 10, Whangaroa 0478 and located on all that land described as PT PAKONGA 305N BLK & PT OLC 69 BLKS II III KAEO SD Valuation number 00133-04300
2. Reason(s) why building/property deemed to be dangerous

The building is deemed to be dangerous because of:
Floor level is below the level of the 29/03/07 & 10/07/07 Flood Event.

3. Work required to be carried out by building owner

The building owner shall carry out the following building work:
Employ the services of a Certified Registered Engineer & a Geotechnical Engineer to assess the buildings & property and make the building/property safe and sanitary as soon as possible, by raising the floor level 500mm above the recorded 10/07/07 flood event level. All remedial work required by the report will need a Building Consent but may be done as emergency work under section 41 (1)(c)(i) of The Building Act 2004



4. Time by which work shall be completed

The building work required by this notice shall be carried out and completed by 30th November 2007, with the Certified Registered Engineers Geotechnical Engineer report required to be given to Council by 30th of September 2007.

5. Whether or not building consent required

The owner of the building is required to obtain a building consent from the Far North District Council in order to carry out the work required by this notice.

You, the owner, are required to comply with this notice and failure to do so may be an offence under the Building Act 2004. In addition, if this notice is not complied with the Far North District Council may apply to the District Court for an injunction requiring you to carry out the work specified in this notice, or alternatively may apply to the District Court for an order authorising the Council to carry out the work and thereafter recover the costs from you.

Date at Kaikohe on the 17th day of July 2007.

Signed

Patrick Schofield.

Manager of Regulatory & Customer Services Department,
acting under delegated authority, for The Far North District
Council.

ENVIRONMENTAL

16 JUL 2007

FAXED

012

RECEIVED

ENTERED

Damage and needs assessment for individuals / households

Prepared by: (name and contact details)

Lois (HNZC)

Date:

13 7 07

Full name

John Hona

Phone Number
Other contact details

02102781886

Location of affected
property

141 SH 10 Kaeo

Current address if
different

Across the road - number unknown

Names of other people
normally resident at the
affected property
including ages of children

Hoani Hona - 18 yr

Ruru Hona - 15 yr

Do you own the affected
property?
If no please supply name
and contact details for
owner

Rental from Sanfords

Details of problems being
faced e.g.

- o Nature and type of
damage to property
- o Loss or damage to
contents

Full contents damage

Property ?

Is the property habitable?
If no how long is the
property likely to remain
uninhabitable?Has Council inspected the
property?
If so has it issued an
uninhabitable / at risk /
unsanitary notice?
If so specify which

16 JUL 2007

ENTERED

149 State Highway 10
Whangarei

RECEIVED

Property & Site Damage CHECK LIST

~~141 A # 141~~ (8) 5410 Kato.
Address:
Property owners name Sanford
Inspectors name B.
Phone numbers

Photos taken Yes / No

Note: Please fill out as much as possible & take photos if you can

COMMENTSType & Degree of damage to property

Water Dam. 300 mm through hse

Is the property habitable?. Will the occupants need to be relocated?

With clean up of floors & Dry out.

No occupants at present.
Hses evacuated.

If the property slips will / may it cause damage to other properties, People, or environmental damage?

NA

Will a dangerous of insanitary notice under the Building Act need to be issued?

NO

What work will need to be done to stabilize the property and & make it safe on a temporary basis?

clear creek at rear.



Issued by: Far North District Council

BUILDING CONSENT NUMBER: ABA 20020165

SECTION 31, BUILDING ACT 1991

DETAILS OF APPLICANT(S)

Name(s) HIKURANGI FISHERIES LIMITED
Address P O BOX 142
KAEO 0471

Contact Person: PEDERSEN, ANTONY Telephone: 09 4060048

SITE LOCATION

Address: STATE HIGHWAY 10, R 133
Legal Description: PT PAKONGA 30 5N PT OLC 69 BLKS II III K
Valuation No: 00133 04300 B Location ID:

PROJECT DESCRIPTION

Intended Use(s) NEW SHED
Estimated Value (including GST) \$35433
Floor Area 68.4

PROPOSED WORK

NEW SHED

INTENDED LIFE

Indefinite, but not less than 50 years

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

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

SIGNED BY, OR ON BEHALF OF COUNCIL

SUPPORT OFFICER

NOTE: 1. New shed must be at least
5 metres from State Highway
10 road boundary.

Date: 28/08/2001



PROJECT INFORMATION MEMORANDUM NO. ABA 20020165
SECTION 31, BUILDING ACT 1991

DETAILS OF APPLICANT(S)

Name(s) HIKURANGI FISHERIES LIMITED
Address P O BOX 142
 KAE0 0471

Contact Person: PEDERSEN, ANTONY
Telephone: 09 4060048

SITE LOCATION

Address: STATE HIGHWAY 10, R 133
Legal Description: PT PAKONGA 30 5N PT OLC 69 BLKS II III K
Valuation No: 00133 04300 B

PROJECT DESCRIPTION

Intended Use(s): NEW SHED
Estimated Value (including GST): \$ 35433
Floor Area: 68.4
VR: 00133-043-00-B
NEW SHED

PROPOSED WORK:	NEW SHED

INTENDED LIFE:	Indefinite, but not less than 50 years

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



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



Not yet applied for



No. 20020165 ~~attached~~



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



See Attached Conditions

FOR COUNCIL USE

Date Received: _____ Application Fee: _____ Receipt No: _____

PROJECT INFORMATION MEMORANDUM NO. ABA 20020165

SECTION 31, BUILDING ACT 1991

THIS PROJECT INFORMATION MEMORANDUM INCLUDES:

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

☒

Information identifying special features of the land concerned

Zoning Industrial General - TDP
Industrial - PDP.

☐

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

☐

Details of relevant utility systems

☐

Details of authorisations which have been granted

☐

Details of authorisations which have not been refused

☐

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

SIGNED FOR AND ON BEHALF OF COUNCIL

Name:

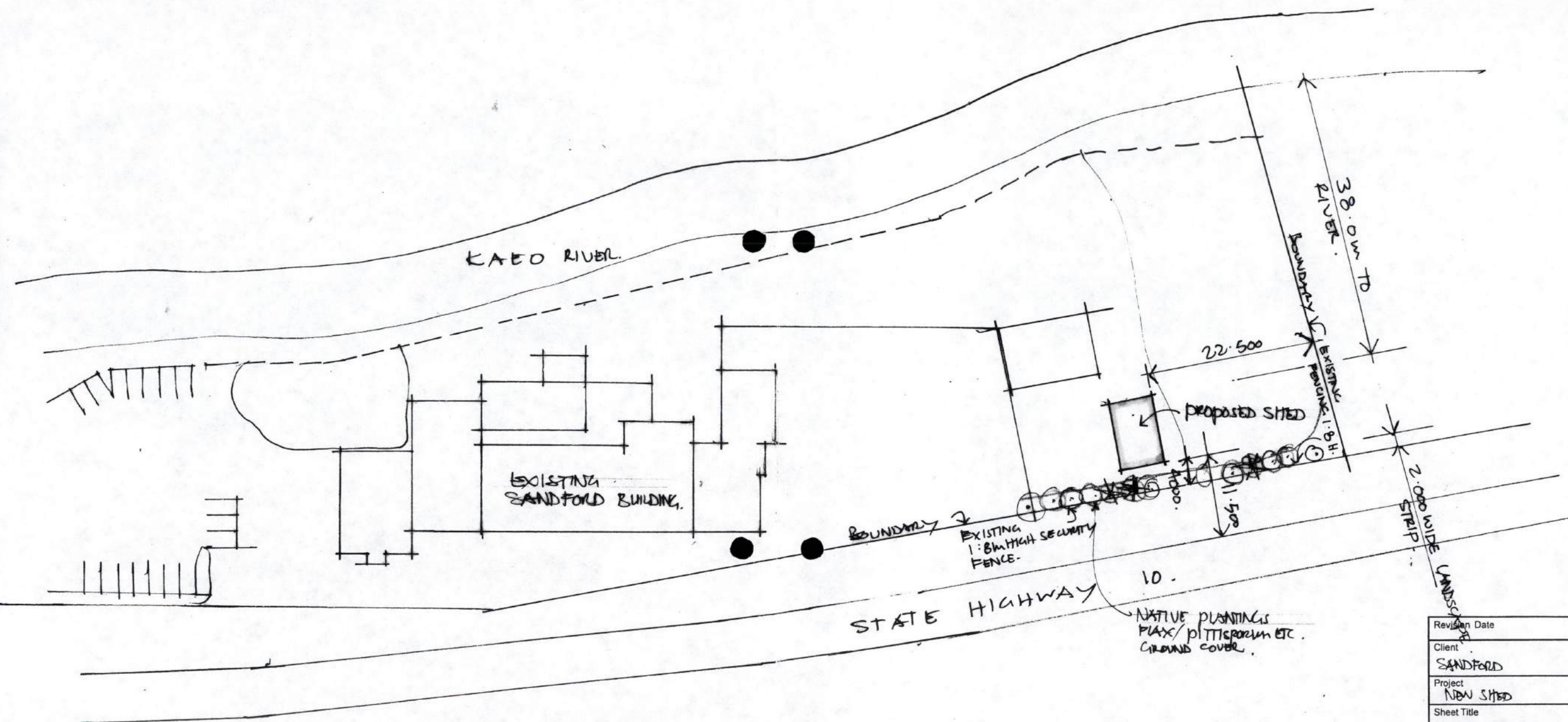
Norman Phillip

Position:

SUPPORT OFFICER

Date:

13/08/2001



Revision Date	
Client SANDFORD	
Project NEW SHED	
Sheet Title SITE PLAN	
Date 20/11/01	Sheet No.
Scale 1:200	
Job 212/01	A01

NOTE: Copyright of this work remains the property of the ITM Group Design Office. Check and verify all sizes, levels, and dimensions on site prior to commencement of work. Use figured dimensions in preference to scale. If in doubt, don't guess! Please ASK.



FORM 4
BUILDING CONSENT NO : BC 992644

(Section 35, Building Act 1991)



Issued by : FAR NORTH DISTRICT COUNCIL

Refer to Project Information Memorandum No: PIM992644

APPLICANT

Name: SANFORD LTD
Mailing Address: PO BOX 142, KAEO

Telephone: 405 0088

Builder: TBA
Address:

Telephone:

Contact Person: STILES AND HOOKER LTD
Address: PO BOX 718, HAMILTON

Telephone: 07 8391254

PROJECT

[Y]	New building	Area :	475.00 m ²
[Y]	Relocated building	Area :	90.00 m ²
[Y]	Alteration	Area :	650.00 m ²
[N]	Demolition	Area :	.00 m ²
[N]	Plumbing/Drainage only		

Intended Use(s) : Commercial
Description of work: UPGRADE AND EXTEND OYSTER PROCESSING PLANT
Intended life:
[Y] Indefinite but not less than 50 years
[] Specified as 0 years

PROJECT LOCATION

Street Address : STATE HIGHWAY 10 KAEO
Legal Description : PT PAKONGA 305N BLK & PT OLC 69 BLKS II III KAEO SD

Area: 9.95860 H Valuation No: 00133-043-00

Ward: WHANGAROA

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. Please see reverse side for requirements of consents.

This building consent is issued subject to the conditions specified in the attached XXXXX pages XXXXX

Signed by for and on behalf of the Council :

Name :

Position : Building/Plumbing Inspector Date : 14 / 1 / 2000

- 1 Must be in accordance with Resource consent 2000261
- 2 Engineer supervision of foundations required due to pour ground bearing
- 3 Working drawing, revised fire report and calculations to be supplied to council before commencement of work

FOR COUNCIL USE

The Council's total charges payable on the uplifting of this consent in accordance with the attached details, are : \$ 935.00

Building Research Levy : \$1250.00

Building Industry Authority Levy : \$ 812.50

TOTAL VALUE OF WORK: \$ 1,250,000.00

TOTAL : \$2997.50

27.10.99
Date Received 12.01.00

763594
Receipt No: 3713

\$ 150.00
\$2847.50

PROJECT INFORMATION MEMORANDUM No: BC 992644

(Section 31, Building Act 1991)

Issued By : FAR NORTH DISTRICT COUNCIL



APPLICANT

Name: SANFORD LTD
Mailing Address: PO BOX 142, KAE0

Telephone: 405 0088

Builder: TBA
Address:

Telephone:

Contact Person: STILES AND HOOKER LTD
Address: PO BOX 718, HAMILTON

Telephone: 07 8391254

PROJECT

[Y] New building Area : 475.00 m²

Intended use(s): Commercial
Description of work: UPGRADE AND EXTEND
OYSTER PROCESSING
PLANT

[Y] Relocated building Area : 90.00 m²

[Y] Alteration Area : 650.00 m²

Intended life:
[Y] Indefinite but not less than 50 years
[] Specified as 0 years

[N] Demolition Area : .00 m²

[N] Plumbing/Drainage Only

PROJECT LOCATION

Street Address: STATE HIGHWAY 10 KAE0

Legal Description: PT PAKONGA 305N BLK & PT OLC 69 BLKS II III KAE0 SD

Area: 9.95860 H m²/ha.

Valuation No: 00133-043-00

Ward: WHANGAROA

This project information memorandum is :

[X] Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent :

[] Not yet applied for

[X] No : BC 992644 ~~XXXXXX~~



Notification that other authorisations must be obtained before a building consent will be issued



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

FOR COUNCIL USE

Date Received: 27.10.99 Application Fee: \$165.00 Receipt No: 763594

(continued on back)

This project information memorandum includes :

- ☐ Information identifying relevant special features of the land concerned
low lying area adjacent to the Kaeo river
Existing building has existed for years and is believed to be above flood levels
- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings
- Council holds no records of flooding on this site
Providing the minimum floor level is at or above that of the existing building no flood risk is anticipated
R/L of existing floor 3.440m minimum level on new slabs also 3.440m
- ☐ Details of relevant utility systems
served site.
To check the flood history I recommend that you check with former Dairy Co-op workers or Older Kaeo residents to establish the flood risk.
- ☐ Details of authorisations which have been granted
BC 990189 issued 19.8.98 for ice plant
- ☐ Details of authorisations which must be obtained before a building consent will be issued
NOTE: Working drawings, revised fire report and calculations to be supplied to Council before construction commences
- ☐ Details of authorisations which have been refused

[Information pertaining to the above items is attached. A copy will be sent to any relevant network utility operators and organisations having power to classify land and buildings]

Signed by for and on behalf of the Council :

Name : *[Signature]*

Position : SUPPORT OFFICER - ENVIRONMENTAL SERVICES

Date : 30 / 11 / 99



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

BC: 992644/ VR: 00-133-043-00

Tuesday, August 29, 2000

Sanford Limited
P O Box 142
KAE0 0471

Dear Sir/ Madam,

Re: **BC 992644 – SANFORD LIMITED, VR: 00-133-043-00**

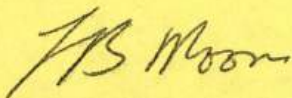
Following an inspection at **State Highway 10, Kaeo** on **16th August 2000** the following actions are still required before a final Code Compliance Certificate can be issued for the above referenced. The following items are as follows:

- 1) Fit handrail to stairs.
- 2) Fit handrail to accessible toilet.
- 3) Fit corner flashing/ mould to external corner by smokers shelter.
- 4) Spouting brackets too far apart.
- 5) Fit clips to front downpipe.
- 6) Secure wastepipe front lunchroom.
- 7) Fit seismic restraint to hotwater cylinder to the "Code". **Please note the chimney is not a suitable anchor.**
- 8) Set tempering valve to correct temperature.
- 9) Fit relief drain and drain to outside of building, not into tray.
- 10) Backflow prevention valves require drains to safe place.
- 11) Seal gulley by ice tower.
- 12) Seal off old terminal vent.
- 13) Fit stormwater drain to downpipe by watertanks.
- 14) Extend terminal vent to 600 above spouting.
- 15) Downpipe terminating in concrete drain front of building cut at angle or fit bend.
- 16) Please supply plans for smokers canopy.
- 17) Please supply water reticulation plan.
- 18) Please supply "as-built" drainage plan.

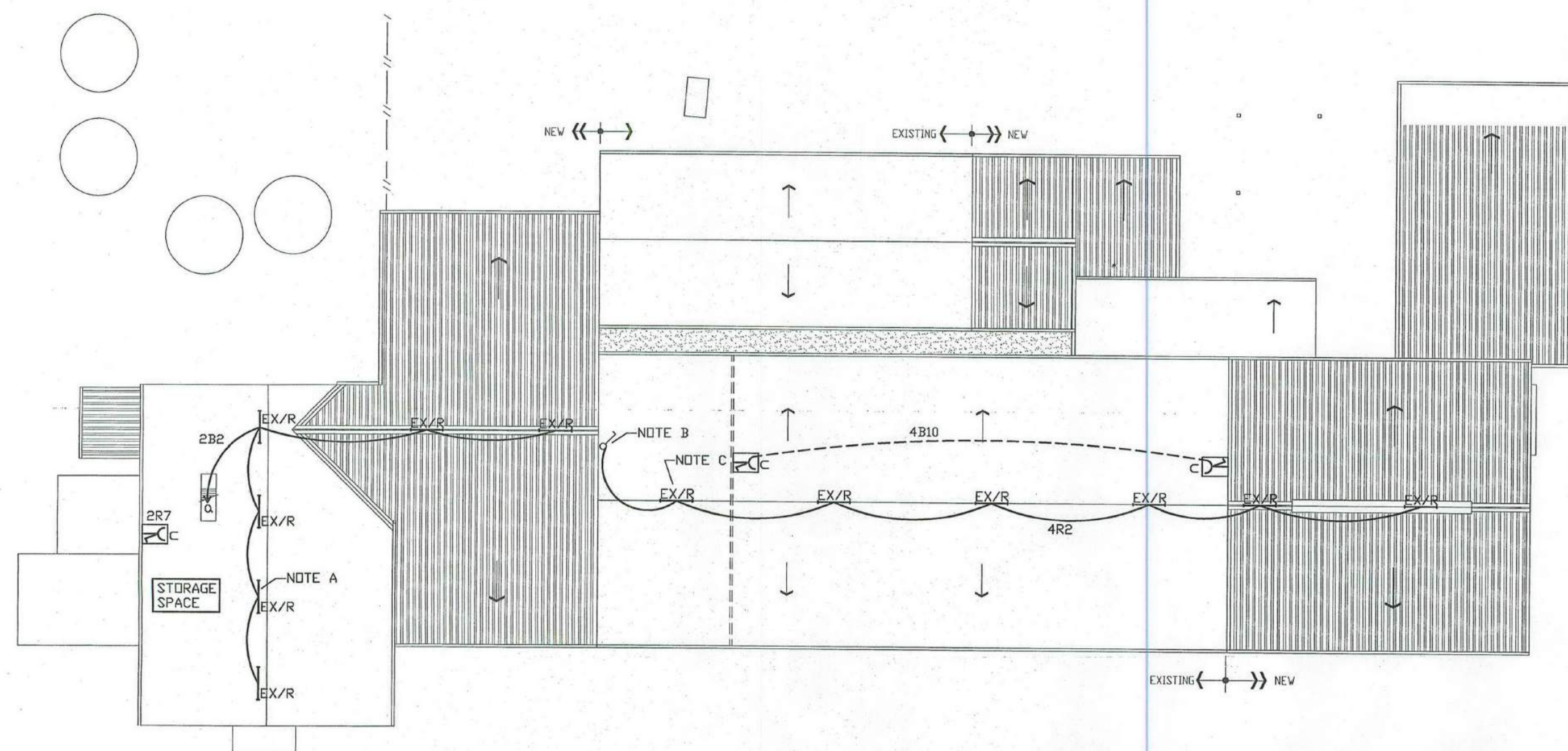
- 19) Please supply IQP Producer Statement backflow valves.
20) Please supply balance of specification/s:

- Plumber
- Fire Alarm System
- Electrical

Yours Faithfully



L B Moor
BUILDING OFFICER



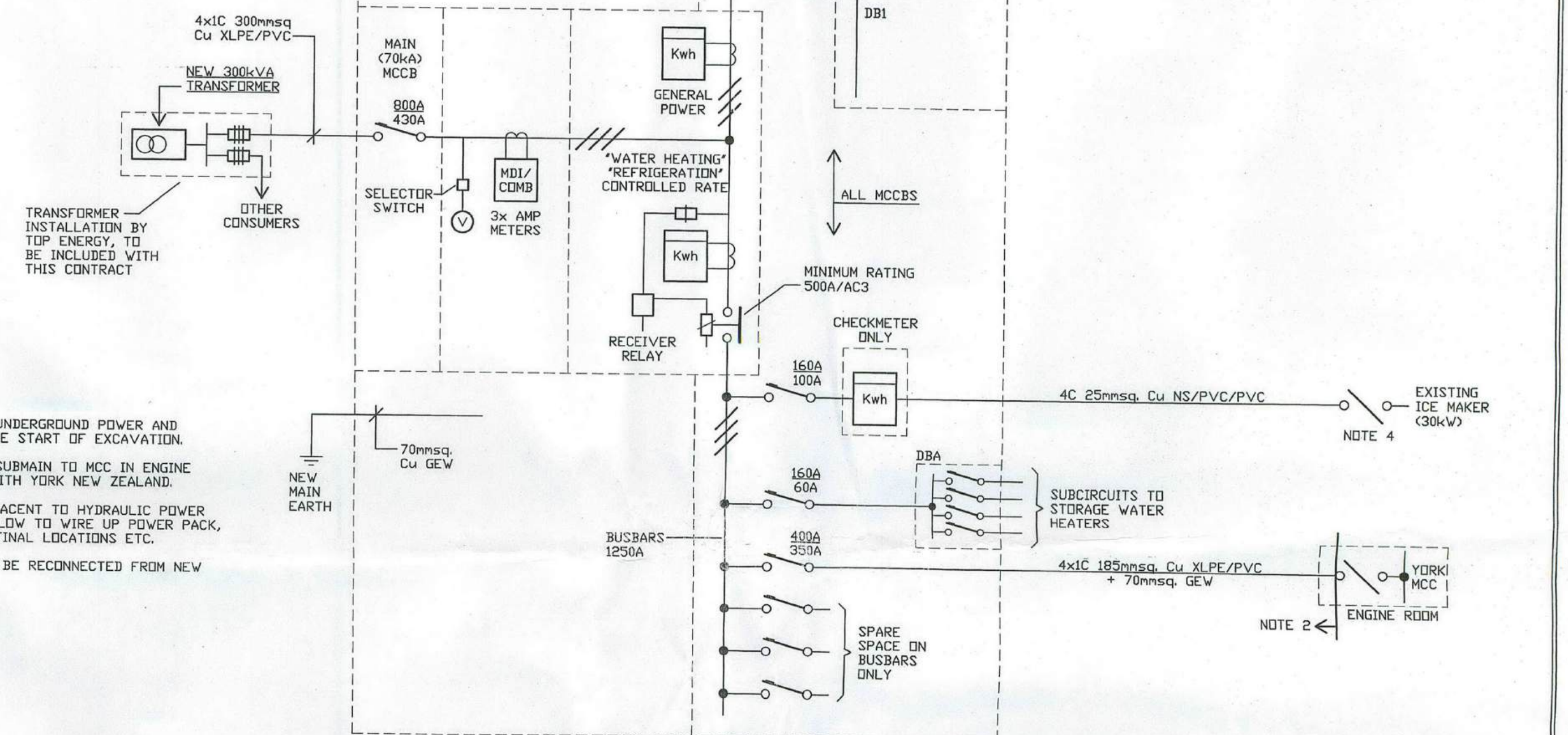
LAYOUT OF CEILING VOIDS 1:200

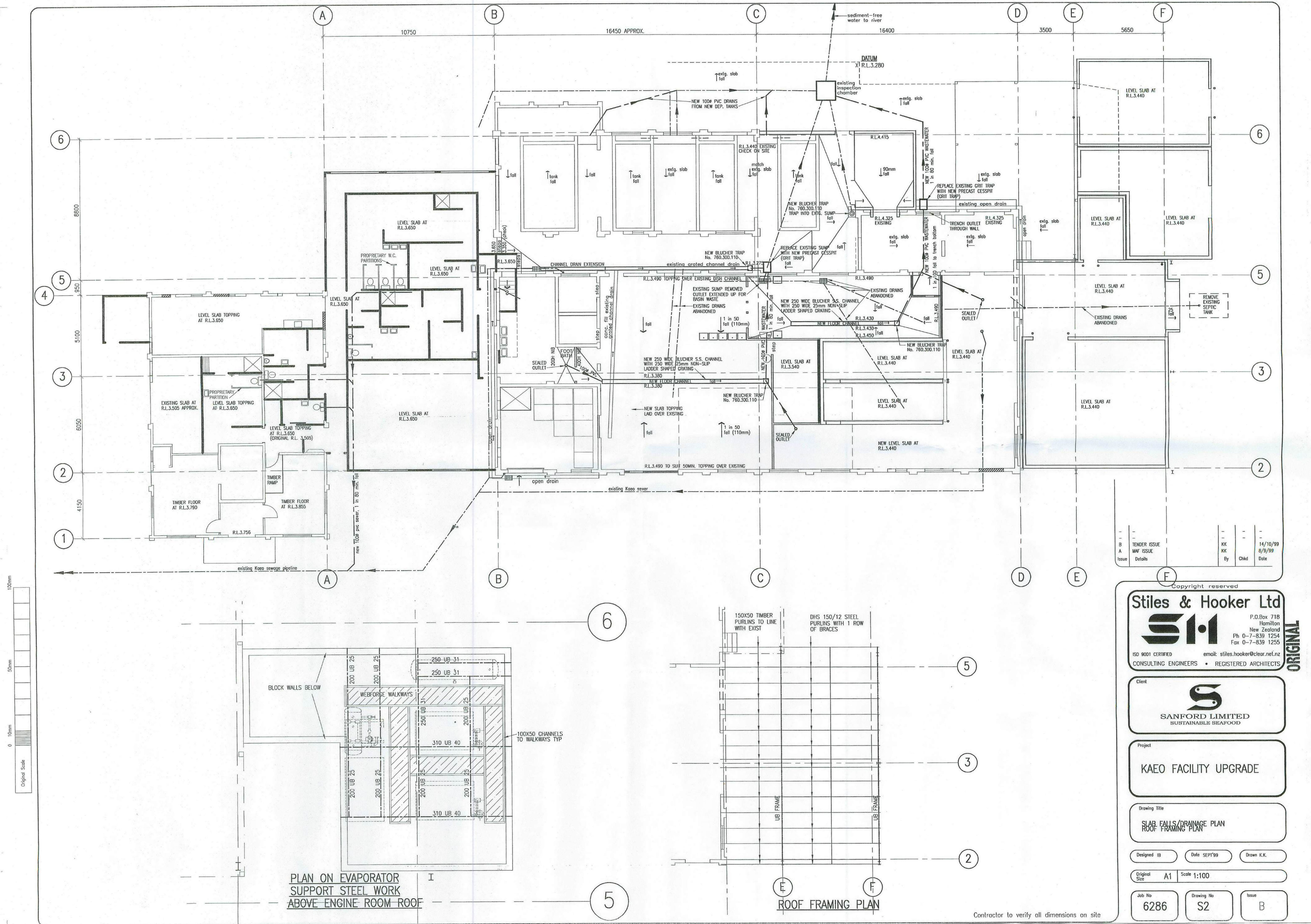
NOTES:

A. EXISTING RELOCATED FITTINGS 500mm CHAIN SUSPENDED FROM APEX OF ROOF.

B. FINAL LOCATION OF LIGHT SWITCH TO BE LOCATED NEAR ACCESS HATCH TO CEILING VOID. LOCATION TO BE CONFIRMED BY ENGINEER.

C. FINAL LOCATION TO BE CONFIRMED ON SITE.





Issue	Details	By	Chkd	Date
B	TENDER ISSUE	KK		14/10/99
A	MAF ISSUE	KK		8/9/99

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Stiles & Hooker Ltd

P.O. Box 718
Hamilton
New Zealand
Ph 0-7-839 1254
Fax 0-7-839 1255

ISO 9001 CERTIFIED
CONSULTING ENGINEERS • REGISTERED ARCHITECTS

email: stiles.hooker@clear.net.nz

Client

SANFORD LIMITED
SUSTAINABLE SEAFOOD

Project

KAEO FACILITY UPGRADE

Drawing Title

**SLAB FALLS/DRAINAGE PLAN
ROOF FRAMING PLAN**

Designed IB Date SEPT'99 Drawn K.K.

Original Size A1 Scale 1:100

Job No 6286 Drawing No S2 Issue B

Contractor to verify all dimensions on site



FORM 4
BUILDING CONSENT NO : BC 990189

(Section 35, Building Act 1991)

Issued by : FAR NORTH DISTRICT COUNCIL

Refer to Project Information Memorandum No: PIM990189



APPLICANT

Name: HIKURANGI FISHERIES LTD
Mailing Address: PO BOX 69, KAEO

Builder: APPLICANT
Address:

Contact Person: JOHN WELLS
Address: PO BOX 69, KAEO

Telephone: 405 0088

Telephone:

Telephone: 405 0310

PROJECT

[N] New building	Area : .00 m ²	Intended Use(s) : Commercial
[Y] Relocated building	Area : 18.40 m ²	Description of work: ICE PLANT
[N] Alteration	Area : .00 m ²	Intended life:
[N] Demolition	Area : .00 m ²	[Y] Indefinite but not less than 50 years
[N] Plumbing/Drainage only		[] Specified as 0 years

PROJECT LOCATION

Street Address : STATE HIGHWAY 10 KAEO
Legal Description : PT PAKONGA 305N BLK & PT OLC 69 BLKS II III KAEO SD

Area: 9.95860 H Valuation No: 00133-043-00

Ward: WHANGAROA

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the Building Code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act. Please see reverse side for requirements of consents.

This building consent is issued subject to the conditions specified in the attached ~~XXXXXX~~ page headed ~~Conditions of Building Consent No 990189~~

As per Engineer specifications

Signed by for and on behalf of the Council :

Name : JB Moore

Position : Building/Plumbing Inspector Date : 19 / 8 / 98

FOR COUNCIL USE

The Council's total charges payable on the uplifting of this consent in accordance with the attached details, are : \$ 400.00

Building Research Levy : \$

Building Industry Authority Levy : \$

TOTAL VALUE OF WORK: \$ 19500.00

TOTAL : \$ 400.00

Date Received: 7.8.98 19.8.98 Receipt No: 414107 423010 \$115.00 \$285.00

FORM 2
PROJECT INFORMATION MEMORANDUM No: BC 990189

(Section 31, Building Act 1991)

Issued By : FAR NORTH DISTRICT COUNCIL



APPLICANT

Name:	HIKURANGI FISHERIES LTD	Telephone: 405 0088
Mailing Address:	PO BOX 69, KAEO	
Builder:	APPLICANT	Telephone:
Address:		
Contact Person:	JOHN WELLS	Telephone: 405 0310
Address:	PO BOX 69, KAEO	

PROJECT

[N] New building	Area : .00 m ²	Intended use(s): Commercial
[Y] Relocated building	Area : 18.40 m ²	Description of work: ICE PLANT
		Intended life:
[N] Alteration	Area : .00 m ²	[Y] Indefinite but not less than 50 years
		[] Specified as 0 years
[N] Demolition	Area : .00 m ²	
[N] Plumbing/Drainage Only		

PROJECT LOCATION

Street Address: STATE HIGHWAY 10 KAEO

Legal Description: PT PAKONGA 305N BLK & PT OLC 69 BLKS II III KAEO SD

Area: 9.95860 H m²/ha. Valuation No: 00133-043-00 Ward: WHANGAROA

This project information memorandum is :

[X] Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent :

[] Not yet applied for

[X] No : BC 990189 ~~attached~~

☐ Notification that other authorisations must be obtained before a building consent will be issued

☐ Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused

FOR COUNCIL USE

Date Received: 17.8.98 Application Fee: \$35.00 Receipt No: 414107

(continued on back)

This project information memorandum includes :

- ☐ Information identifying relevant special features of the land concerned

Zonings: Transitional Plan, Industrial General
Proposed Plan, General Rural

- ☐ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings

- ☐ Details of relevant utility systems

- ☐ Details of authorisations which have been granted

- ☐ Details of authorisations which must be obtained before a building consent will be issued

- ☐ Details of authorisations which have been refused

[Information pertaining to the above items is attached. A copy will be sent to any relevant network utility operators and organisations having power to classify land and buildings]

Signed by for and on behalf of the Council :

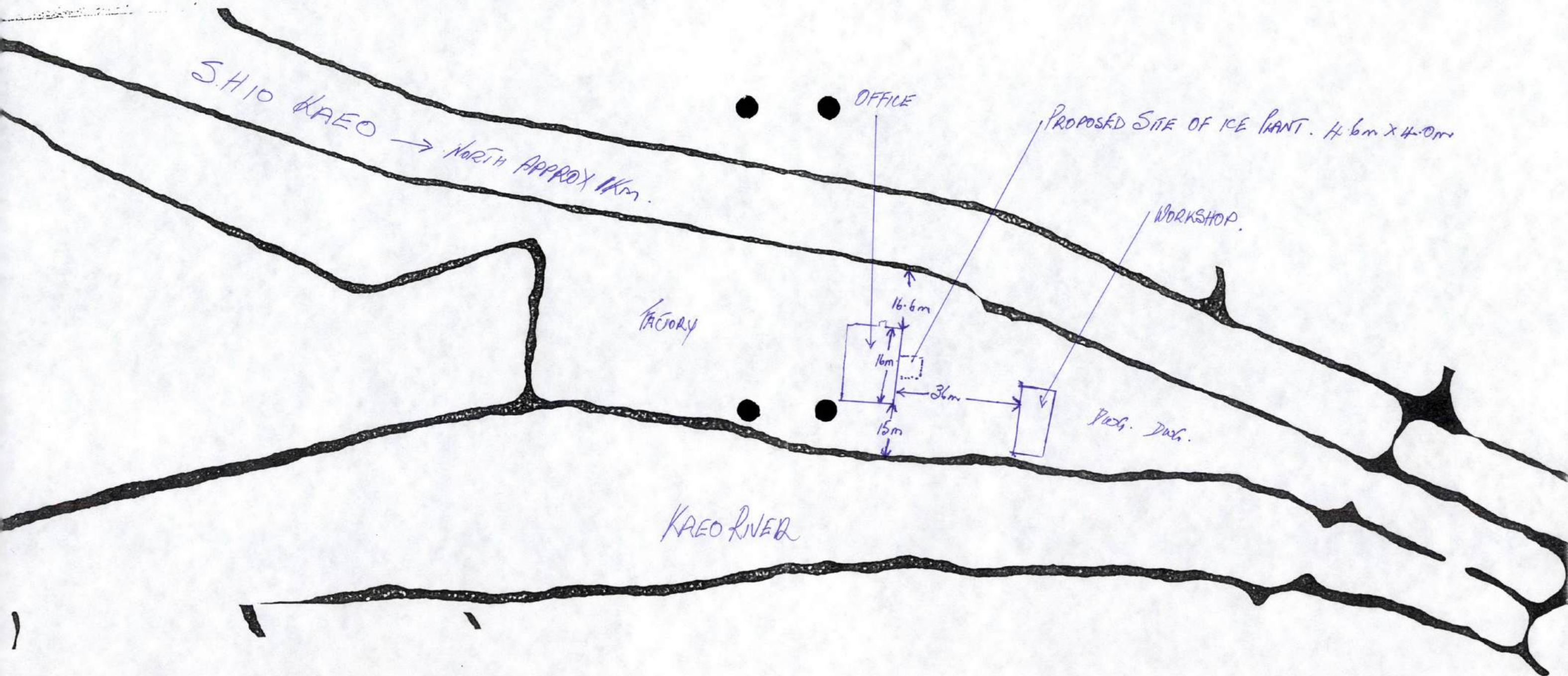
Name : *Julie Mee*

Position : ENVIRONMENTAL SERVICES ADMINISTRATOR

Date : 17 / 8 / 98

SITE PLAN - HIKURANGI FISHERIES - KAEO

FACTORY SITE



BUILDING PERMIT**AUTHORITY**Stats. No. **G****066901**

(Office Copy)

WHANGAREA COUNTY COUNCIL No.Receipt No. **132680**Date Permit Issued **20/4/88****OWNER**Name **SANFORD LTD**Mailing Address **STATE HIGHWAY 10
KAEO****BUILDER**Name **W. B. MARTIN**Mailing Address **BOX 93
KAEO****PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED****SITE**

Street No.

Street Name **SH 10**Town/District **KAEO**Riding **KAEO****LEGAL DESCRIPTION**Valuation Roll No. **170/46**Lot **D.P. PT PAKONGA 305N**Section **PTOLC 69**Block **11-111**Survey District **KAEO****DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE****CANOPY****FLOOR AREA**Whole
Sq. Metres**43****DWELLING UNITS**Number
Erected**1****ESTIMATED
VALUES**

Building

2500.

Plumbing

Drainage

G.S.T.

TOTAL

2500.**NATURE OF PERMIT (TICK BOX)**☐**NEW BUILDING**

- exclude domestic garages and domestic outbuildings

☐**FOUNDATIONS ONLY**☒**ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED**

- include installation of heating appliances

☐**NEW CONSTRUCTION**

OTHER THAN BUILDINGS - include demolitions

☐**DOMESTIC GARAGES**

AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 7560
Street Damage Deposit ..	\$
Building Research Levy ..	\$
Plumbing	\$
Drainage	\$
Sewer Connection	\$
Vehicle Crossing Levy ..	\$
M.S. Plumbing	\$

Water Connection

G.S.T.

TOTAL:

7560
\$8316Receipt No. **132680**Date of Payment **20/4/88**Authorised Officer **M. B. Smith**

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

**BCDEC****NOTICE TO APPLICANT**

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

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

DUPLICATE

BUILDING PERMIT

133-043-00-A

Refer to cover for general instructions regarding completion of this form.

1. LOCATION AND OWNERSHIP

Local Authority: Whangarei County Council Date: 18/5/77
 Number on Valuation Roll: 17/46 Receipt No. 832A.
 Lot: D.P. 0.1.1.1 Section: Kaeo Block: 1/1
 Site of Building: S.D. _____
 Street: S.H. 10.
 Township or Rural District: Kaeo
 Riding: Kaeo

H/84489

OFFICE USE ONLY

Received from Silenced Steelworks Ltd
 for Building Permit Fee, etc. — — — \$ 9-00
 Building Research Levy — — — \$ 0
 the sum of (Total) — — — \$ 9-00

Authorised Officer

A. B. Green
18/5/1977

Owner—Name: Bay of Islands Coop. Dy. Co. Ltd
 Full Address: Box 13. Moerewa.
 Builder—Name: Silenced Steelworks Ltd
 Full Address: Box 135. Kaitake.

2. NATURE OF PERMIT (Tick box)

New building including separate buildings added to existing complex ☒ Repairs, alterations or extensions to an existing building ☐ Conversion ☐ Demolition ☐

3. VALUE AND AREA OF BUILDING

Est. value of building work	\$ <u>1401.25</u>	If valued at more than \$20,000 state: Est. commencement date _____ Mth. 19 ____ Est. completion date _____ Mth. 19 ____ Building registration No. _____	Total floor area (sq ft) <u>935</u> (Sq. metres)
Est. value of plumbing and drainage if not included in permit	\$ <u>-</u>		

DESCRIPTION OF BUILDING OR STRUCTURE AND MAIN PURPOSE FOR WHICH IT WILL BE USED:

Workshop and Storeshed for Kaeo Transport vehicles.

Special Conditions:

Application made in the name of.
Lynel Michino Ltd.
Main Rd.
Kaeo.



Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Stats.—B.C./MP/01

Issuing Officer: 18/5/77

WHANGAROA COUNTY COUNCIL

BUILDING PERMIT APPLICATION - SITE PLAN

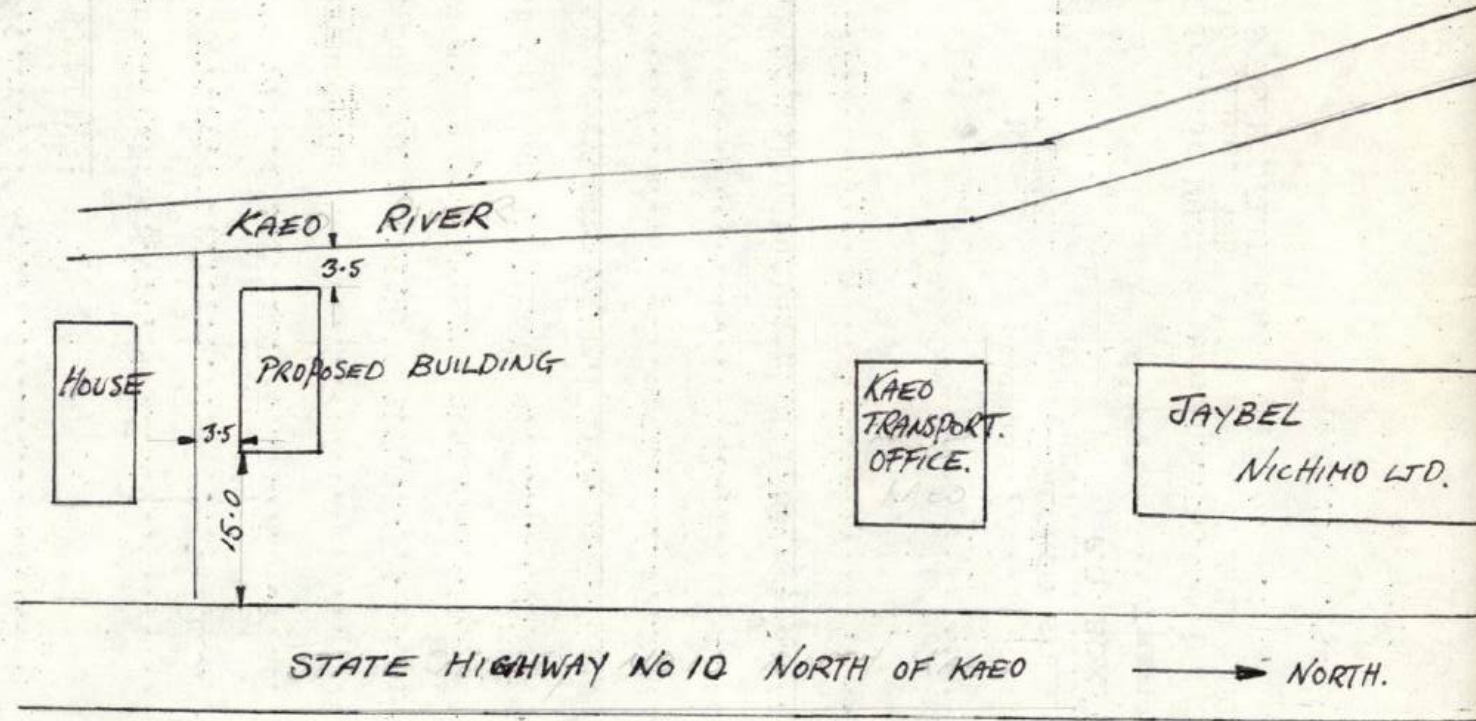
Under the provisions of Section 2.5.2. of the New Zealand Standard Code of Building By - Laws (N.Z.S.S. 1900) Building Permit will not be issued unless a Site Plan is submitted for approval.

This site plan shall be drawn to scale on this form and shall show the position of the proposed building, together with the position of existing or adjoining structures, and proposed drainage disposal.

Distances to, front, rear and side boundaries shall be clearly marked.

SITE PLAN

Scale.....



BUILDING: LENTH. 13.01
WIDTH 6.77
HEIGHT 3.32

MEASUREMENTS IN METERS.

DUPLICATE

BUILDING PERMIT

133-04300-A

Local Authority: WHANGAREOA COUNTY Date: 12/2/71 No. C025194
Number on Valuation Roll: 17/46 Receipt No.
Lot: D.P. Section: 66C 69 Block: 11.11
Site of Building: S.D. KAEO
Township Street
Riding.

Received from R. C. Komer the sum of \$ 2.00 ✓
in payment of building fee, etc. H. Green Authorised Officer. 12/2/71

Owner—Name: Bay of Islands Coop. Dairy Co. Moerewa.
Address:
Builder—Name: R. G. Lemer.
Address: Box 122. Kaeo.

(Tick box)

Nature of Permit: ☒ 1. New Building ☒ 2. Alterations and Additions ☐ 3. Conversions ☐ 4. Demolitions

Type of building: Can 1000 Total floor area: 196 sq. ft.

Purpose for which building will be used:

Estimated value of proposed building work	\$250,00.

Estimated value of plumbing and drainage, if not included in permit	DATE	PERIOD	AMOUNT	\$

Estimated date of commencement—Month:..... Year:.....

If work valued at \$20,000 or more, state: Estimated date of completion—Month: _____ Year: _____

Special Conditions:



BCDEC

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the Council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Stats.—B.P. 1

Issuing Officer. / /

DUPLICATE

BUILDING PERMIT

Lot Authority: WHANGAREUA C.C. Date: 25/6/69 No. B 047658
 Number on Valuation Roll: 17/6/6 Receipt No. 771D
 Lot: H. Bakanga Rk. Section DLG 69 Block: _____
 Site of Building: S.D. 11 2 III KAEO. _____
 _____ Township _____ Street _____
 _____ Riding _____

Received from B. of I. Danny Co Ltd. the sum of \$ 2.00
 in payment of building fee, etc. _____ Authorised Officer. 25/6/69

Owner—Name: Bay of Islands Danny Co Ltd.
 Address: _____
 Builder—Name: R. W. Bramley
 Address: Builder - KAEO.

(Tick box)

Nature of Permit: ☒ 1. New Building ☐ 2. Alterations and/or Additions ☒ 3. Conversions ☐ 4. Demolitions ☐

Type of building: Carport. Total floor area: 240 sq. ft.

Purpose for which building will be used: Carport.

Estimated value of proposed building work: \$ 400.00

Estimated value of plumbing and drainage, if not included in permit: \$ _____

If work valued at \$20,000 or more, state: Estimated date of commencement—Month: _____ Year: _____

Estimated date of completion—Month: _____ Year: _____

Special Conditions: _____



BCDEC

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with the requirements of the Council bylaws, and subject to the builder taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Stats.—B.P. I _____ Issuing Officer. 25/6/69

QUADRUPLICATE

Copy of Building Permit for Retention by Local Authority

133-04300A

Permit No. 058672

Receipt No. F.455.

Date: 21/1/1966

Number on Valuation Roll: 14/46

Description of land on which building is to be erected:

Lot: D.P. Section:

Block: S.D. Street:

Township: Riding:

Received from K.E. Hewer the sum of

£ 10 / - in payment of building fee, etc.

on 21/1/66 Date

Authorised Officer.



BCDEC

Permission is hereby granted you to carry out the works as proposed in accordance with the drawings and other documents submitted; such work to be subject at any time during progress to inspection, and to be carried out in strict conformity with all the requirements of the Council bylaws, and subject to taking full responsibility for any damage done to any works such as telephone cables, power cables, water mains, sewers, pipes, footpaths, roads, or other services.

Name of local authority: Whanganui County Council

Name of owner: B.O.I. Transport Co.

Address of owner: Kaco.

Name of builder: K.E. Hewer.

Address of builder: Whanganui

Purpose for which building is to be used:

Garage

Estimated value of proposed building work:

New houses £

New flats £

State number of flats in block:

Other new buildings £ 280

Alterations and additions to houses and flats £

Alterations and additions to all other buildings £

If work valued at £10,000 or more:

Estimated date of commencement of work—Month: Year:

Estimated date of completion of work—Month: Year:

INFORMATION REGARDING BUILDINGS WHERE COUNCIL HOLDS NO RECORDS OF CONSENTS

WHAT IF A LIM SHOWS THAT NO RECORDS ARE HELD BY THE COUNCIL BUT THERE ARE BUILDINGS OR STRUCTURES ON THE PROPERTY?

Land Information Memoranda (LIM's) identify the information held by the Council concerning any Building Consent or Permit for existing buildings or structures. In some instances however, if there is a building in existence, the Council records may be incomplete. The absence of records for Building Consents or Permits may mean one of the following:

- The building was erected without a Building Consent or Permit.
- The original building may have been erected by a Government Department, e.g. Education, Railways, Electricity, and such Permits were kept in their records.
- The Council record was unable to be located.
- Hokianga County Council records prior to November 1987 were lost in a fire which destroyed the Hokianga County Council building.
- Prior to the Building Act 1991, Council was only required to keep documents for not less than ten years (See NSZ1990 Chapter 2). Documents may have discarded after the expiry of that period.

WHAT IF I BUY A PROPERTY WHICH HAS AN EXISTING BUILDING WITHOUT ANY BUILDING CONSENT OR PERMIT?

If building work was carried out without a Building Permit prior to the introduction of the Building Act 1991, then there was no authority under that Act, and there is no authority under the Building Act 2004, for Council to retrospectively issue a Building Consent for that work. If this is the situation, Council is generally unlikely to take any action against the current owners of that building unless the building is deemed Dangerous and/or Insanitary pursuant to the Building Act 2004 or the Health Act 1956. This assumes that the buildings comply in all other respects with other statutory requirements.

For post-Building Act 1991 building work, for which Council holds no records, it is likely that the building work was carried out without consent. If so, the property owner and the person that carried out the work may have contravened the Building Act 1991 or the Building Act 2004 and enforcement action may be taken at the Council's discretion.

Council may upon a successful application decide to issue a Certificate of Acceptance (COA) where work has been carried out without consent.

Certificates of Acceptance for unconsented building work can only be made if the work was carried out after 1 July 1992 (Introduction of the Building Act 1991). The value of the COA to the owner or potential purchaser will ultimately depend on the extent to which the building work is able to be inspected. Council may refuse to issue a Certificate of Acceptance if it is unable to determine compliance with the Building Code.

CAN I AS AN OWNER, PLACE ANY INFORMATION ON THE PROPERTY FILE TO ACKNOWLEDGE BUILDINGS CONSTRUCTED PRIOR TO 1ST JULY 1992?

For building work carried out before 1st July 1992, a Condition Assessment Report (CAR) may be submitted to the council for inclusion on the relevant property file. This service is only available for buildings constructed under the former Building Permit system (pre-1992) where final certificates were not issued. The report should be completed by a Suitably Qualified Professional with appropriate insurance cover such as a Licensed Building Practitioner (LBP), engineer, designer or architect.

The report will need to establish that:

- The work is considered safe (verified by an appropriate trade professional).
- The structure is sanitary (not offensive or likely to be a health risk).
- The structure is not subject to dampness.
- The structure has adequate drinking water or sanitary facilities (where applicable).

Councils Disclaimer:

The report records the views of the report writer only. The council has not inspected the building. Placing the report on the property file does not constitute a building consent under the Building Act 2004 or alter the legal status of the building work. The council will not be liable for any damage or loss resulting from reliance on the report by the current or any future owner(s).

Domestic Smoke Alarms Guidance Notes 15 April 2003

Building Act

Section 44(1)(c) of the Building Act has been amended by adding, after the word “dangers”, the words “(other than a warning system for fire that is entirely within a household unit and serves only that unit)”.

Building Regulations

Building Code Clause F7 has been amended as follows:

Clause 7.2 of the First Schedule of the principal regulations is amended by adding the words “in an emergency”.

The First Schedule of the principal regulations is amended by revoking clause F7.3, and substituting:

Limits on application: Performance F7.3 does not apply to *Outbuildings* or *Ancillary buildings*, and

Performance

F7.3.1 A means of detection and warning must alert people to the emergency in *adequate* time for them to reach a *safe place*.

F7.3.2 Appropriate means of detection and warning for fire must be provided within each *household unit*.

F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in *buildings* as necessary to satisfy the other performance requirements of this code.

The above amendments to the Building Regulations come into force on 24 April 2003.

Approved Document F7 Warning Systems

The above amendments to the Building Act and Building Code enable the Approved Document F7 to require the installation of an automatic smoke detection and alarm system where one is not already required by Table 4.1 of C/AS1. Further it is to obviate the requirement for a compliance schedule where domestic smoke alarms are required under Approved Document F7.

Smoke alarms may be battery powered and are not required to be interconnected. In addition they shall be provided with a hush facility having a minimum duration of 60 seconds.

Smoke alarms shall have a test facility located on the smoke alarm (readily accessible to building occupants).

Smoke alarms shall be listed or approved by a recognized authority as complying with at least one of: UL 217, ULC S531, AS 3786, BS 5446 Part 1.

Smoke alarms shall be located on the escape routes on all levels within the *household unit*. On levels containing the sleeping spaces, the smoke alarms shall be located either:

- a) In every sleeping space, or
- b) Within 3.0 m of every sleeping space door. In this case the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

Smoke alarms shall be installed on or near the ceiling in accordance with AS 1670.6 and the manufacture's instructions.

Recommended maintenance procedures are:

- a) In-situ annual cleaning with a vacuum cleaner (no disassembly of smoke alarm).
- b) Monthly testing by use of the smoke alarm's test facility.

Note that under the Approved Documents there is no intention that increases in travel distances should be allowed because domestic smoke alarms are installed. Further, alternations under section 38 and change of use under section 46 will trigger the requirement to install domestic smoke alarms.

Approved Document F7 will be available in limited supply on Thursday 17 April 2003. Otherwise it will be generally available from Wednesday 23 April 2003 from:

Victoria University Book Centre
PO Box 12 337
Wellington

Phone: 0800 370 370
Fax: 04 463 5510
Email: enquiries@bookcentre.co.nz
Web: www.bookcentre.co.nz

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

All landowners need to be aware of the introduction from 1 January 2012 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to protect Human Health) Regulations 2011.

These regulations provide a national environmental standard for activities on pieces of land where the soil may be contaminated in such a way as to be a risk to human health.

The identified activities are:

- removing or replacing a fuel storage system;
- sampling the soil, disturbing the soil;
- subdividing land; and
- changing the use of the piece of land.

Depending on the level of soil contamination and the proposed remedial action to be taken any of the above activities will be either a permitted activity, a controlled activity, a restricted discretionary activity, or a discretionary activity and may require an application for resource consent.

The land covered by the regulations is land which is being used, or has been used, or more likely than not is being used or has been used for any of the activities or industries, as identified in the current edition of the *Hazardous Activities and Industries List* (HAIL) Ministry for the Environment under the following categories:

Chemical manufacture, application and bulk storage

Electrical and electronic works, power generation and transmission

Explosives and ordnance production, storage and use

Metal extraction, refining and reprocessing, storage and use

Vehicle refuelling, service and repair

Cemeteries and waste recycling, treatment and disposal

Council records cannot confirm whether the subject land is, has been or may be a HAIL site and it is recommended that landowners or potential owners make their own enquiries.

(The full Hazardous Activities and Industries List has been attached for your information)

Attachment 1

THIS LIST IS CURRENT TO DATE OF PUBLICATION OF RESOURCE MANAGEMENT (NATIONAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH) REGULATIONS 2011 - refer MfE website for the most up to date edition.

Hazardous Activities and Industries List (HAIL) October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)
2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordnance production, storage and use

1. Explosive or ordnance production, maintenance, dismantling, disposal, bulk storage or re-packaging

2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, wash-down areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities
6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where bio-solids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

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

Far North

Proposed District Plan

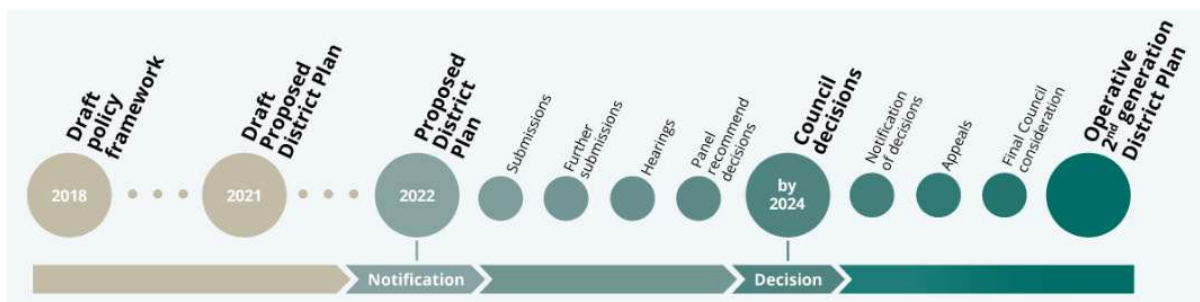
2022

General Information

Far North Proposed District Plan 2022 - overview

The Far North Proposed District Plan (PDP) will bring about changes to the current operative plan that you should be aware of. [Proposed district plan | Far North District Council](#)

Upon public notification on 27th July 2022 some rules in the Proposed District Plan will have immediate legal effect (these are attached but can also be identified on the link below) and must be complied with under the Resource Management Act 1991. The majority of the PDP however will not immediately apply until Council decisions on the whole plan are made (refer to the diagram below). This may also mean that rules with immediate effect may also be subject to change in the final plan.



What's new to your LIM report

- A map will be printed from the PDP showing zoning and overlays applicable to the property. Zoning does not have immediate legal effect, but some overlays do such as notable trees or heritage items.
- LIM reports will contain rules with immediate legal effect from 27 July 2022. These are attached as a whole, so refer to the relevant chapters of the PDP to determine if any rules with immediate legal effect apply to the property or an activity you may be wanting to undertake. To help with this refer to the attached map.
- It is important to remember that rules with immediate legal effect and all other parts of the PDP (e.g zoning, other rules that do not have immediate legal effect) may change through submissions, hearings and appeals. Therefore it is important to check what rules are applicable at the time of undertaking any development, while we work with two district plans.

Please note: For all properties on State Highways - State Highway Designation rules may impact your property. Please check the Proposed District Plan and associated State Highway Designation rules.

We advise you seek further advice from the District Planning team if you require further information on the PDP. They can be contacted at pdp@fndc.govt.nz or 0800 920 029. If you would like to discuss whether you would require a resource consent under the current operative district plan and any rule that has immediate legal effect under the PDP please contact Councils Duty Planner at duty.planner@fndc.govt.nz or 0800 920 029.

The current operative Far North District Plan 2007 is still included in your LIM and still applies to the property and any activity you may want to undertake. [District Plan Far North District Council \(fndc.govt.nz\)](#)

This section has rules that have legal effect.

Overview

Subdivision is the process of dividing an allotment or building into one or more additional lots or units or changing an existing boundary location. The way an allotment is subdivided, including its size and shape is important as it not only determines the quality and character of development, but it also impacts on surrounding sites and the future use of the land. Subdivision affects the natural and physical environment and introduces long-term development patterns that are unlikely to be reversed.

Subdivisions should be designed in an integrated way that contributes to a sense of place, supports connectivity and provides well-designed, accessible and safe spaces. It should not result in reverse sensitivity effects that cause land to be sterilised and result in the inability to undertake the activities enabled in the relevant zone. The subdivision process also provides the opportunity to create esplanade reserves or strips adjacent to the coast and rivers to enable public access and recreation, or to manage conservation values.

Te Ture Whenua Māori Act 1993 exempts hapū partitions and combined partitions from the subdivision provisions of the Act and these are administrated by the Māori Land Court. However, full partitions are subject to the subdivision provisions.

Subdivision of land that contains an identified feature or resource overlay may be subject to additional provisions. Regard should be given to the relevant chapter managing that feature/ resource, including its objectives and policies. Zone rules may also have a bearing on subdivision applications. For example, a subdivision may result in an existing land use activity failing to comply with rules in the Plan due to the change in allotment size. Other sections of the Plan will be relevant for land use activities, which may be associated with and/or required to implement the subdivision e.g. earthworks or the formation of roads.

Consent for subdivision or land use may also be required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), unless it can be demonstrated that the NESCS does not apply to the application site.

Council has a responsibility under the RMA and the Northland Regional Policy Statement to ensure that there is sufficient land available to meet the future demands of the district, that development is in the right location, and manage the rural land resource to provide for the economic, social and cultural well-being of people and communities while managing adverse effects on natural and physical, historic heritage and cultural values, natural features and landscapes or indigenous biodiversity.

Objectives	
SUB-O1	Subdivision results in the efficient use of land, which: - achieves the objectives of each relevant zone, overlays and district wide provisions; - contributes to the local character and sense of place; - avoids reverse sensitivity issues that would prevent or adversely affect activities already established on land from continuing to operate; - avoids land use patterns which would prevent land from achieving the objectives and policies of the zone in which it is located; - does not increase risk from natural hazards or risks are mitigated and existing risks reduced; and - manages adverse effects on the environment.
SUB-O2	Subdivision provides for the: - Protection of highly productive land; and - Protection, restoration or enhancement of Outstanding Natural Features, Outstanding Natural Landscapes, Natural Character of the Coastal Environment, Areas of High Natural Character, Outstanding Natural Character, wetland, lake and river margins, Significant Natural Areas, Sites and Areas of Significance to Māori, and Historic Heritage.
SUB-O3	Infrastructure is planned to service the proposed subdivision and development where: - there is existing infrastructure connection, infrastructure should be provided in an integrated, efficient, coordinated and future-proofed manner at the time of subdivision; and - where no existing connection is available infrastructure should be planned and consideration be given to connections with the wider infrastructure network.
SUB-O4	Subdivision is accessible, connected, and integrated with the surrounding environment and provides for: - public open spaces; - esplanade where land adjoins the coastal marine area; and - esplanade where land adjoins other qualifying waterbodies.

Policies	
SUB-P1	Enable boundary adjustments that: - do not alter: - the degree of non compliance with District Plan rules and standards; - the number and location of any access; and - the number of certificates of title; and - are in accordance with the minimum lot sizes of the zone and comply with access, infrastructure and esplanade provisions.
SUB-P2	Enable subdivision for the purpose of public works, infrastructure, reserves or access.
SUB-P3	Provide for subdivision where it results in allotments that: - are consistent with the purpose, characteristics and qualities of the zone; - comply with the minimum allotment sizes for each zone; - have an adequate size and appropriate shape to contain a building platform; and - have legal and physical access.
SUB-P4	Manage subdivision of land as detailed in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan
SUB-P5	Manage subdivision design and layout in the General Residential, Mixed Use and Settlement zone to provide for safe, connected and accessible environments by: - minimising vehicle crossings that could affect the safety and efficiency of the current and future transport network; - avoid cul-de-sac development unless the site or the topography prevents future public access and connections; - providing for development that encourages social interaction, neighbourhood cohesion, a sense of place and is well connected to public spaces; - contributing to a well connected transport network that safeguards future roading connections; and - maximising accessibility, connectivity by creating walkways, cycleways and an interconnected transport network.
SUB-P6	Require infrastructure to be provided in an integrated and comprehensive manner by: - demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure if available; and - ensuring that the infrastructure is provided is in accordance the purpose, characteristics and qualities of the zone.
SUB-P7	Require the vesting of esplanade reserves when subdividing land adjoining the coast or other qualifying waterbodies.
SUB-P8	Avoid rural lifestyle subdivision in the Rural Production zone unless the subdivision: - will protect a qualifying SNA in perpetuity and result in the SNA being added to the District Plan SNA schedule; and - will not result in the loss of versatile soils for primary production activities.
SUB-P9	Avoid subdivision rural lifestyle subdivision in the Rural Production zone and Rural residential subdivision in the Rural Lifestyle zone unless the development achieves the environmental outcomes required in the management plan subdivision rule.
SUB-P10	To protect amenity and character by avoiding the subdivision of minor residential units from principal residential units where resultant allotments do not comply with minimum allotment size and residential density.
SUB-P11	Manage subdivision to address the effects of the activity requiring resource consent including (but not limited to) consideration of the following matters where relevant to the application: - consistency with the scale, density, design and character of the environment and purpose of the zone; - the location, scale and design of buildings and structures; - the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site to cater for on-site infrastructure associated with the proposed activity; - managing natural hazards; - Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and - any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

1. There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. Subdivision of land within the Treaty Settlement Overlay is subject to the subdivision rules and standards for the underlying zone
3. Where a site has a split zoning the more restrictive rules relating to minimum allotment sizes will apply.
4. Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion including an assessment of whether the site includes an area of land susceptible to instability.

SUB-R1	Boundary adjustments	
All zones (except Open Space zones, Motorua Island zone, and Airport zone)	Activity status: Controlled Where: CON-1 1. The boundary adjustment complies with standards: - SUB-S1 Minimum allotment sizes for controlled activities, except where an existing allotment size is already non-compliant, the degree of non-compliance shall not be increased; - SUB-S2 Requirements for building platforms for each allotment; - SUB-S3 Water supply; - SUB-S4 Stormwater management; - SUB-S5 Wastewater disposal; - SUB-S6 Telecommunications and power supply; - and - SUB-S7 Easements for any purpose; CON-2 1. the boundary adjustment does not alter: i. the ability of existing activities to continue to be permitted under the rules and standards in this District Plan; ii. the degree of non compliance with zone or district wide standards; iii. the number and location of any access; and iv. the number of certificates of title. CON-3 1. The boundary adjustment complies with standard: SUB -S8 Esplanades. Matters of control are limited to: a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins,	Activity status where compliance not achieved with CON-1: Restricted Discretionary Matters of discretion are restricted to: a. matters of any infringed standard; and b. any relevant matters of control. Activity status where compliance not achieved with CON-2 and CON-3: Discretionary

	natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; f. natural hazards or geotechnical constraints; g. where relevant compliance with Far North District Council Engineering Standards April 2022; and h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.	
Natural Open Space zone Open Space zone Sport and Active Recreation zone Motorua Island zone Airport zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SUB-R2	Subdivision of land solely to create an allotment that is for the purpose of public works, infrastructure, reserves or access	
All zones	Activity status: Controlled Matters of control are limited to: a. the size, design and layout of lots for the purpose of public works, infrastructure, reserves or access; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. the effects on cultural values; e. preservation of the natural character of the coastal environment and the margins of lakes, rivers and wetlands; f. protection of natural features/landforms, waterbodies, indigenous vegetation, indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists, historic heritage, sites of significance to tangata whenua, archaeological site or identified feature; g. natural hazards or geotechnical constraints; h. where relevant compliance with Far North District Council Engineering Standards April 2022; i. effects on notable trees within or adjoining the site; and	

	j. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.	
SUB-R3	Subdivision of land to create a new allotment	
Rural Production Rural Lifestyle Rural Residential General Residential zone Kororāreka Russell Township zone Settlement zone Mixed Use zone Light Industrial zone Heavy Industrial zone Horticulture zone Horticulture Processing zone Hospital zone	Activity status: Controlled Where: CON-1 1. The subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose. CON-2 1. The subdivision complies with standards: SUB-S1 Minimum allotment sizes; and SUB-S8 Esplanades. Matters of control are limited to: a. the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; b. the provision of easements or registration of an instrument for the purpose of public access and reserves; c. the effects of development phase works on the surrounding area; d. extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; e. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; f. natural hazards or geotechnical constraints; g. where relevant compliance with Far North District Council Engineering Standards April 2022; and h. adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.	Activity status where compliance not achieved with CON- 1: Restricted Discretionary Matters of discretion are restricted to: a. matters of any infringed standard; and b. any relevant matters of control. Activity status where compliance not achieved with CON-2: Discretionary Where: DIS-1 1. compliance with SUB-S1 Minimum allotment sizes - controlled activity is not achieved, but discretionary activity achieved Activity status where compliance not achieved with DIS-1:Non-complying
Orongo Bay zone	Activity status: Controlled Where:	Activity status where compliance not achieved with CON-1: Restricted Discretionary

	CON-1: 1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose. CON-2 1. The subdivision complies with standard: SUB-S8 Esplanades. CON- 3 1. The subdivision complies with the following table: <table><tr><td>Orongo Bay zone</td><td> 1. the minimum lot sizes are: • 3,000m₂ (onsite sewerage disposal); • 1,000m₂ (reticulated sewerage disposal); 2. the subdivision is part of an approved Comprehensive Development Plan; and 3. Maximum number of separate titles created shall not exceed seven. </td></tr></table> Matters of control are limited to: a. Matters on control in SUB-R3.	Orongo Bay zone	1. the minimum lot sizes are: • 3,000m₂ (onsite sewerage disposal); • 1,000m₂ (reticulated sewerage disposal); 2. the subdivision is part of an approved Comprehensive Development Plan; and 3. Maximum number of separate titles created shall not exceed seven.	Matters of discretion are restricted to: a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3. Activity status where compliance not achieved with CON-2: Discretionary Activity status where compliance not achieved with CON-3: Non-complying
Orongo Bay zone	1. the minimum lot sizes are: • 3,000m₂ (onsite sewerage disposal); • 1,000m₂ (reticulated sewerage disposal); 2. the subdivision is part of an approved Comprehensive Development Plan; and 3. Maximum number of separate titles created shall not exceed seven.			
Carrington Estate zone	Activity status: Controlled Where: CON-1: 1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose. CON-2 1. The subdivision complies with standard: SUB-S8 Esplanades. CON-3: 1. The subdivision is a Unit title subdivision of the accommodation units and lodge/golf club complex, as identified in the Carrington Estate Development Plan. Matters of control are limited to: a. Matters on control in SUB-R3	Activity status where compliance not achieved with CON-1: Restricted Discretionary Matters of discretion are restricted to: a. matters of any infringed standard; and b. any relevant matters of control in SUB-R3. Activity status where compliance not achieved with CON-2: Discretionary Activity status where compliance not achieved with CON-3: Non-complying		
Kauri Cliffs zone	Activity status: Restricted Discretionary Where: RDIS-1:	Activity status where compliance not achieved with RDIS-1: Discretionary Activity status where compliance not		

	1. The subdivision complies with standards: SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; SUB-S7 Easements for any purpose; and SUB-S8 Esplanades. RDIS-2: 1. Subdivision of up to 60 new lots for residential (golf living) purposes, provided that: - no lot is less than 4,000m² in area; - on-site treatment and disposal of wastewater is provided for; and - the building footprints are specified on an approved plan of subdivision. Matters of discretion are restricted to: - matters of control in SUB-R3; - the extent to which the activity may impact adversely on the unique character of the Kauri Cliffs Zone; - the extent to which any adverse effects on areas of indigenous vegetation and habitat are avoided, remedied or mitigated; and - the effect on adjoining activities. NOTE: Applications for restricted discretionary activities within the Golf living sub-zone will be treated as non notified applications provided the written approval of owners of land adjoining the lots to be subdivided has been obtained.	achieved with RDIS-2: Discretionary
Māori Purpose zone Ngawha Innovation and Enterprise Park	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
Open space zones Motorua Island zone Quail Ridge zone Airport zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SUB-R4	Subdivision that creates a private accessway	
All zones	Activity status: Controlled Where: CON -1 1. A private accessway serves a maximum of 8 sites. CON-2	Activity status where compliance not achieved with CON-1 and CON-2: Discretionary

	1. Where a subdivision serves 9 or more sites, access shall be by public road.	
SUB-R5	Subdivision around an approved multi-unit development	
General Residential zone	Activity status: Controlled Where: CON-1 1. Subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; and SUB-S7 Easements for any purpose. CON-2 1. Subdivision complies with standards SUB-S1 Minimum allotment sizes - Controlled activity; and SUB-S8 Esplanades CON-3 1. The multi-unit development has already been constructed or the subdivision is proposed around a multi-unit development that has been approved by way of resource consent. Matters of control are limited to: - the design and layout of allotments, and the ability to accommodate permitted and/or intended land uses; - the provision of easements or registration of an instrument for the purpose of public access and reserves; - the effects of development phase works on the surrounding area; - extent of potential effects on sites and areas of significance to Māori, ancestral lands, water, site, wāhi tapu and other taonga; - adverse effects on areas with historic heritage and cultural values, natural features and landscapes, wetland, lake and river margins, natural character or indigenous biodiversity values including indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification system lists; - natural hazards or geotechnical constraints; - where relevant compliance with Far North District Council Engineering Standards 2022; and - adverse effects arising from land use incompatibility including but not limited to noise, vibration, smell, smoke, dust and spray. NOTE: If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.	Activity status where compliance not achieved with CON-1: Restricted Discretionary Matters of discretion are restricted to: - matters of any infringed standard; and - any relevant matters of control in SUB-R4. Activity status where compliance not achieved with CON-2: Discretionary Activity status where compliance not achieved with CON-3: Non-complying
SUB-R6	Environmental benefit subdivision	

Rural Production zone	Activity status: Restricted Discretionary	Activity status where compliance not achieved with RDIS -1, RDIS-2, RDIS-3, RDIS-4 and RDIS-5 is not achieved: Discretionary								
	Where:	Activity status where compliance not achieved with RDIS-6, RDIS-7 and RDIS-8 is not achieved: Non-complying								
	RDIS -1 1. Subdivision complies with standards: SUB-S2 Requirements for building platforms for each allotment; SUB-S3 Water supply; SUB-S4 Stormwater management; SUB-S5 Wastewater disposal; SUB-S6 Telecommunications and power supply; SUB-S7 Easements for any purpose; and SUB-S8 Esplanades.									
	RDIS -2 The Environmental benefit subdivision complies with either Table 1 or Table 2 as follows:									
	Table 1.									
	<table><tr><td>Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title</td><td>Maximum Number of additional lots that can be created on an individual Record of Title</td></tr><tr><td>Greater than 4ha — less than 10ha</td><td>1</td></tr><tr><td>Greater than 10ha — less than 20ha</td><td>2</td></tr><tr><td>Greater than 20ha</td><td>3</td></tr></table>	Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title	Greater than 4ha — less than 10ha	1	Greater than 10ha — less than 20ha	2	Greater than 20ha	3	
	Total area of significant indigenous vegetation or significant indigenous habitat to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title								
	Greater than 4ha — less than 10ha	1								
	Greater than 10ha — less than 20ha	2								
	Greater than 20ha	3								
Table 2.										
<table><tr><td>Total area of natural wetland to be legally protected on an individual Record of Title</td><td>Maximum Number of additional lots that can be created on an individual Record of Title</td></tr><tr><td>Greater than 0.5ha (5,000m²) — less than 1ha</td><td>1</td></tr><tr><td>Greater than 1ha — less than 2ha</td><td>2</td></tr><tr><td>Greater than 2ha</td><td>3</td></tr></table>	Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title	Greater than 0.5ha (5,000m ²) — less than 1ha	1	Greater than 1ha — less than 2ha	2	Greater than 2ha	3		
Total area of natural wetland to be legally protected on an individual Record of Title	Maximum Number of additional lots that can be created on an individual Record of Title									
Greater than 0.5ha (5,000m ²) — less than 1ha	1									
Greater than 1ha — less than 2ha	2									
Greater than 2ha	3									
RDIS-2 Each separate area of significant indigenous vegetation, significant indigenous habitat or natural wetland included in the proposal must be assessed by a suitably qualified and experienced ecologist as satisfying at least one criteria in Appendix 5 of the Northland RPS (Criteria for determining significance of indigenous biodiversity).										
RDIS-3 The significant indigenous vegetation, significant indigenous habitat or natural wetland must be added to the list of scheduled Significant Natural Areas in the District Plan, which will be incorporated into the District Plan as part of the next plan update plan change.										
RDIS-4 The subdivision proposes to protect all areas of indigenous vegetation, indigenous habitat or natural wetland by way of a conservation covenant pursuant to										

the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977.

RDIS-5

An ecological management plan is prepared to address the ongoing management of the covenanted area to ensure that the values are maintained and the plan includes:

1. Fencing requirements for the covenant area;
2. Ongoing pest plant and animal control; and
3. Any enhancement or edge planting required within the covenant area

RDIS-6

All proposed new environmental allotments are to be a minimum size of 2ha in area and the balance lot must be greater than 40ha.

RDIS-7

This rule has not been used previously to gain an additional subdivision entitlement.

RDIS-8

Where the land to be subdivided contains versatile soil (as determined by a property scale site specific Land Use Capability Classification prepared by a suitably qualified person), the proposed new allotments created by the new environmental benefit lot subdivision, exclusive of the balance area, must not individually contain more than 15% versatile soils within the allotment.

Matters of discretion are restricted to:

- a. subdivision design and layout and proximity to the significant indigenous vegetation, significant indigenous habitat or natural wetland being protected;
- b. the ecological benefits that will result from the subdivision and level of protection and enhancement proposed;
- c. matters contained in the ecological management plan for the covenant area;
- d. effects of the subdivision on rural character and amenity values;
- e. the extent of earthworks including earthworks for the location of building platforms and access ways;
- f. effects on rural productivity and the availability and productivity capacity of versatile soils;
- g. potential for reverse sensitivity effects;
- h. how the subdivision layout and design may impact on the operation, maintenance, upgrading and development of existing infrastructure assets; and
- i. any relevant matters of control in SUB -R3.

NOTE:

If a resource consent application is made under this rule on land that is within 500m of the airport zone, the airport operator will likely be considered an affected person for any activity where the adverse effects are considered to be minor or more than minor.

SUB-R7	Management plan subdivision	
Rural Production zone	Activity status: Discretionary Where:	Activity status where compliance not achieved with DIS-1: Non-complying

Rural Lifestyle zone	DIS-1 1. the average size of all lots in the management plan subdivision, excluding lots used solely for access, utilities, roads and reserves is no less than 2ha in the Rural Production zone and 5,000m² in the Rural Lifestyle zone; 2. This is the only management plan subdivision for the specified portion of a site; 3. The portion of a site that is not subject to the management plan shall be no less than 8ha in the Rural Production and 2ha Rural Lifestyle zone; and 4. The application contains the information listed in APP3- Subdivision management plan criteria.	

Note:

Rules SUB-R8 — SUB-R20 are specific rules relating to subdivision of land in the district wide, natural environment values, historical and cultural values and hazard and risks sections of the plan and apply in addition to SUB-R1 — SUB-R7.

SUB-R8	Subdivision of a site containing land susceptible to land instability	
All zones	Activity status: Controlled Where: CON-1 The proposed development area, including the building platform and any area that is required for access and services, is located wholly outside of any area on the site that is identified as being land susceptible to land instability. Matters of control are limited to: a. the location of lots, building platforms, access and services; b. the management of the land instability hazard to enable the intended use of the land and protect other property; and c. the feasibility and integrity of any physical mitigation measures required so that land instability hazard risk to the subject site or other property is not increased.	Activity status where compliance not achieved with CON-1: Discretionary
SUB-R9	Subdivision of a site within the National Grid Corridor	
All zones	Activity status: Restricted Discretionary Where: RDIS- 1 Proposed building platforms are identified for each allotment and located wholly outside of the National Grid Yard (except where the allotments are for roads, esplanades, accessways and infrastructure). Matters of discretion are restricted to: a. the extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the National Grid, including the ability for continued reasonable access for inspections, maintenance and upgrading; b. the location of any future building platform as it relates to the National Grid Yard; c. the extent to which the subdivision design allows for any future sensitive activity and associated	Activity status where compliance not achieved with RDIS-1: Non-complying

	d. buildings to be setback from the National Grid; d. the nature and location of any vegetation to be planted in the vicinity of the National Grid; e. the ability of future development to comply with NZECP 34: 2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; f. the risk of electrical hazards affecting public or individual safety, and the risk of public and private property damage; and g. the outcome of any consultation with the owner and operator of the National Grid.	
SUB-R10	Subdivision of site within 32m of the centre line of a Critical Electricity Line	
All zones	Activity status: Restricted Discretionary Matters of discretion are restricted to: a. the safe and efficient operation and maintenance of the electricity supply network; b. the location of any future building platform and access as it relates to the critical electricity line; c. effects on access to critical electricity lines and associated infrastructure for inspections, maintenance and upgrading purposes; d. the extent to which the subdivision design allows for any future sensitive activity and associated buildings to be setback from the critical electricity line; e. the mature size, growth rate, location, and fall zone of any associated tree planting; f. including landscape planting and shelterbelts; g. compliance with NZECP 34: 2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; h. effects on public health and safety; and i. the outcome of any consultation with the owner and operator of the potentially affected infrastructure.	Activity status where compliance not achieved: Not applicable
SUB-R11	Subdivision of a site within flood hazard areas	
All zones	Activity status: Restricted Discretionary Where: RDIS -1 1. Building platforms are located wholly outside the spatial extent of the 1 in 100 year floodplain; 2. Newly created allotments must be located and designed to not divert flood flow onto other properties or otherwise result in any increase in flood hazard beyond the site; and 3. Any private roads, right of ways or accessways must be located where the depth of flood waters in a 1 in 100 year flood event does not exceed 200mm above ground level. Matters of discretion are restricted to: a. location of suitable and stable building platforms, access and servicing, including on-site wastewater/ stormwater disposal where applicable; b. the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant zone, and the vulnerability of the uses to flood hazard events; c. the degree to which there may be material	Activity status where compliance not achieved with RDIS-1: Non-complying

	damage, through inundation or erosion, in a 1 in 100 year flood event; d. the provision of safe access and egress to and within the created lots during a flood event, including consideration of depth and velocity of flood water over private roads and accessways; e. effects on the functions of floodplains and overland flow paths; f. the effects of potential changes in flood depth, velocity and frequency on other properties, including upstream and downstream from the site; and g. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard.	
SUB-R12	Subdivision of a site within coastal hazard areas	
All zones	Activity status: Restricted Discretionary Where: RDIS-1 All building platforms and associated access for each allotment are located wholly outside the spatial extent of the Coastal Hazard Area. Matters of discretion are restricted to: - location and structural integrity of the building platforms, access and services where they may be affected by inundation or erosion from coastal hazards; - the effects of the hazard on the intended use of the site or sites created by the subdivision, the range of uses permitted under the relevant zone and the vulnerability of these uses to coastal storm inundation and erosion events; - the effects of any proposed hazard mitigation works including any earthworks on public access, landscape and other environmental values; and - the proposed use of, necessity for and design of hard protection structures to mitigate hazards.	Activity status where compliance not achieved with RDIS-1: Non-complying
SUB-R13	Subdivision of a site within a heritage area overlay	
All zones All Heritage Area overlays	Activity status: Restricted Discretionary Matters of discretion are restricted to: - the heritage values of the Heritage Area Overlay; - whether the allotments are of a size that will ensure sufficient land is provided around any scheduled Heritage Resource to provide a suitable heritage setting and protect associated heritage values; - whether there are measures to minimise obstruction of views of any scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development; - any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and - provision of legal and physical access to any scheduled Heritage Resource within the subdivision if appropriate to maintain, protect, or enhance it.	Activity status where compliance not achieved: Not applicable

SUB-R14	Subdivision of a site that contains a scheduled heritage resource	
All zones	Activity status: Restricted Discretionary Matters of discretion are restricted to: a. the particular heritage values associated with the scheduled Heritage Resource; b. whether sufficient land is provided around the scheduled Heritage Resource to protect its heritage values; c. whether the allotments are of a size that will continue to provide the scheduled Heritage Resource with a suitable setting to maintain, protect or enhance the associated heritage values; d. whether there are measures to minimise obstruction of views of the scheduled Heritage Resource from adjoining public spaces that may result from any future land use or development; e. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua; and f. provision of legal and physical access to any scheduled Heritage Resource within the subdivision if appropriate to maintain, protect, or enhance it.	Activity status where compliance not achieved: Not applicable
SUB- R15	Subdivision of a site containing a scheduled site and area of significance to Māori	
All zones	Activity status: Restricted Discretionary Matters of discretion are restricted to: a. the particular cultural, spiritual and/or historical values, interests or associations of importance to tangata whenua that are associated with the site which may be affected; b. whether sufficient land is provided around the Site and area of significance to Māori to protect associated cultural, spiritual and/or historical values, interests or associations; c. consultation with and/or cultural advice provided by tangata whenua, in particular with respect to mitigation measures and/or the incorporation of mātauranga Māori principles into the design, development and/or operation of activities that may affect the site; d. opportunities for the relationship of tangata whenua with the site or area to be maintained or strengthened on an ongoing or long term basis, including practical mechanisms to access, use and maintain the identified site; and e. whether the allotments are of a size that will continue to provide the Site or Area of Significance to Māori with a suitable cultural setting to maintain, protect or enhance the associated cultural values.	Activity status where compliance not achieved: Not applicable
SUB-R16	Subdivision of a site containing a mineral extraction overlay	
All zones	Activity status: Discretionary Where: DIS-1 A building platform for each allotment can be setback 100m or more from the Mineral extraction overlay.	Activity status where compliance not achieved with DIS-1: Non-complying

SUB-R17	Subdivision of a site containing a scheduled SNA	
All zones	Activity status: Discretionary Where: DIS-1 The site is located outside the coastal environment. DIS-2 The subdivision does not divide an SNA.	Activity status where compliance not achieved with DIS-1 and DIS-2: Non-complying
SUB-R18	Subdivision of a site within an Outstanding Natural Landscape and Outstanding Natural Feature	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R19	Subdivision of a site within wetland, lake and river margins	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R20	Subdivision of a site within the Coastal Environment (excluding Outstanding Natural Character Areas)	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SUB-R21	Subdivision of a site within Outstanding Natural Character Areas in the Coastal Environment	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
SUB-S1	Minimum allotment sizes	
Zone	Controlled Activity	Discretionary Activity
Rural Production	40ha	8ha
Rural Residential	4,000m ²	2,000m ²
Rural Lifestyle	4ha	2ha
General Residential	600m ²	300m ²
Mixed Use	2,000m ² onsite wastewater disposal 250m ² reticulated wastewater disposal	no minimum lot size
Light Industrial	2,000m ² onsite wastewater disposal 500m ² reticulated wastewater disposal	no minimum lot size
Heavy Industrial	2ha	5,000m ²
Horticulture Processing Facility	2ha	5,000m ²
Horticulture	10ha	4ha
Settlement	3,000m ²	1,500m ²
Kororāreka Russell Township	1,000m ²	800m ²
All other zones	N/A	N/A
All allotments created for public works, network utilities, reserves or access	No minimum lot size	no minimum lot size
SUB-S2	Requirements for building platforms for each allotment	
General	Allotments created must be able to accommodate a	Matters of discretion are restricted to:

Residential zone	square building envelope of the minimum dimensions specified below, which does not encroach into the permitted activity boundary setbacks for the relevant zone or into an area that does not allow a building to be located.	a. allotment area and dimensions for intended purpose or land use, having regard to the relevant zone standards and any district wide rules for land uses; b. allotment sizes and dimensions are sufficient for operational and maintenance requirements; c. compatibility with the pattern of the surrounding subdivision, land use activities, and access arrangements; d. any physical constraints; and e. whether a suitable alternative building platform can be provided.
Kororāreka Russell Township zone		
Settlement zone		
Rural Production zone		
Horticulture zone		
Rural Lifestyle zone		
Rural Residential zone		
SUB-S3		
Water supply		
All zones	1. All new allotments shall have the ability to connect to a safe potable water supply with a capacity that is adequate for the anticipated potential land uses; 2. Where a connection to Council's reticulated water supply systems is available, all allotments must connect; 3. Where a connection to Council's reticulated water systems is not available all allotments must provide a water supply system; and 4. All new allotments must have access to sufficient water supplies for fire fighting consistent with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. Note: This standard does not apply where the allotment is for a road, or for access purposes, or for a purpose or activity for which water supply is not necessary.	Matters of discretion are restricted to: a. adequacy of the supply of water to every allotment, and its suitability for the likely land use; b. adequacy of water supplies, and access for fire fighting purposes; and c. the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.
SUB-S4		
Stormwater management		
All zones	1. All allotments shall be provided, within their site area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impermeable surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments, including downstream properties. This shall be done for a rainfall event with a 10% Annual Exceedance Probability (AEP); and 2. All stormwater management shall be in accordance with Far North District Council Engineering Standards April 2022.	Matters of discretion are restricted to: a. control of water-borne contaminants, litter and sediments; b. the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans and any relevant Northland Regional Council stormwater discharge consents); c. the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles; d. the location, scale and construction of stormwater infrastructure; and e. measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

SUB-S5	Wastewater disposal	
All zones	- Where a connection to Council owned reticulated wastewater scheme is available, all allotments must connect; - Where connection is not available, all allotments shall be provided with a means of disposing of wastewater within the site area of the allotment; and - All wastewater disposal shall be in accordance with Far North District Council Engineering Standards April 2022. Note: This standard does not apply where the allotment is for a road, or for access purposes, or for a purpose or activity for which wastewater disposal is not necessary.	Matters of discretion are restricted to: - the method and adequacy of wastewater disposal where a Council owned reticulated system is not available; - the capacity of, and impacts on, the existing reticulated wastewater disposal system; and - the location, capacity and environmental effects of the proposed wastewater disposal system.
SUB-S6	Telecommunications and power supply	
General Residential zone Kororāreka Russell Township zone Mixed Use zone Light Industrial zone Heavy Industrial zone Settlement zone Rural Residential zone Horticulture Processing Facility zone	Connections shall be provided at the boundary of the site area of the allotment for: - telecommunications - Fibre where it is available; or - Copper where fibre is not available; and - Electricity supply through the local electricity distribution network. Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.	Matters of discretion are restricted to : alternative provision of telecommunication and electricity supply.
SUB-S7	Easements for any purpose	
All zones	Easements shall be provided where necessary for: - public works and utility services; - easements in gross where a service or access is required by the Council; - easements in favour of nominated allotments or adjoining Certificates of Title; - Service easements, whether in gross or for private purposes, with sufficient width to permit maintenance, repair or replacement of services. Centre line easements shall apply when the line is privately owned; and - The need for easements for any of the following purposes: - accessways, whether shared or not; - stormwater, wastewater disposal, water supply, utilities;	Matters of discretion are restricted to: whether the easement is located appropriately for its purpose and users.

	iii. party walls and floor/ceilings; and iv. other utilities.	
SUB-S8	Esplanades	
All zones	Any subdivision involving the creation of one or more allotments less than 4ha which adjoins: 1. The line of MHWS; 2. The bank of a river whose bed has an average width of 3m or more; or 3. A lake that is larger than 8 ha in size. An esplanade reserve must be provided with a minimum width of 20m, in accordance with section 230 of the RMA.	Activity status when compliance is not achieved: Discretionary

This section has rules that have legal effect.

Overview

Earthworks involve the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth. Earthworks are an integral part and necessary component of the use and development of rural and urban land for living, business and recreation purposes. In addition, earthworks are a key component of the development, operation, maintenance and upgrading of infrastructure.

However, earthworks can be significant and result in long term adverse effects. Earthworks have the potential to detrimentally alter and affect landforms, landscapes, natural features, historic and cultural heritage and the natural character of the coastal environment. Earthworks associated with subdivision and land use can result in adverse effects including increased land instability and accelerated erosion and alteration or loss of overland flow paths leading to increased risks from natural hazards and sedimentation entering waterbodies and the coastal marine area. Often the effects of earthworks are to such an extent that the identified amenity values and character of an area can be changed permanently and unidentified historic and cultural sites are destroyed or damaged.

Council has responsibilities under the RMA and the RPS to manage any effects from land use and subdivision, which includes the management of earthworks. The purpose of this chapter is to ensure that the adverse effects associated with earthworks are appropriately managed and minimised. The NRC also has responsibilities to manage earthworks for the purposes of soil conservation, and water quality and quantity for waterbodies and the coastal marine area.

Objectives	
EW-01	Earthworks are enabled where they are required to facilitate the efficient subdivision and development of land, while managing adverse effects on waterbodies, the coastal marine area, public safety, surrounding land and infrastructure.
EW-02	Earthworks are appropriately designed, located and managed to protect historical and cultural values, natural environmental values, preserve amenity and safeguard the life-supporting capacity of soils.
EW-03	Earthworks are undertaken in a manner which does not compromise the stability of land, infrastructure and public safety.

Policies	
EW-P1	Enable earthworks necessary to provide for the district's social, economic and cultural well-being, and their health and safety where they provide for: - urban land uses and development within urban zones; - rural land uses and development including, farm tracks, land drainage, and other farming activities within the Rural zones; - conservation and recreation activities; - land drainage and flood control works; and - installation, upgrade and maintenance of infrastructure.
EW-P2	Ensure earthworks are managed, when it has the potential to: - create new or exacerbate existing natural hazards, including but not limited to flooding, instability, and coastal hazards; - result in adverse effects on the amenity, characteristics and qualities of outstanding natural landscapes, outstanding natural features, historic heritage, cultural values, indigenous biodiversity and significant natural areas and features; and - adversely affect waterbodies and the coastal marine area due to inadequate setbacks.
EW-P3	Ensure earthworks are located and designed appropriately to manage the effects of the activity by: - controlling maximum depth and height and maximum area or volume of earthworks; - requiring appropriate setbacks to be maintained from adjoining property boundaries, waterbodies and the coastal environment; - managing the location and design of infrastructure; - managing impacts on natural drainage patterns and overland flow paths; and - controlling the movement of dust and sediment beyond the area of development to avoid: - nuisance effects and/or amenity effects on surrounding sites, or - silt and sediment entering stormwater systems or waterbodies and the coastal marine area.
EW-P4	Require earthworks to be of a type, scale and form that is appropriate for the location having regards to the effects of the activity, and: - existing site constraints, opportunities and specific engineering requirements; - the impact on existing natural landforms, features, historic heritage and indigenous biodiversity;

	c. compatibility with the visual amenity and character values of the area; d. changes in the natural landform that will lead to instability, erosion and scarring; e. impacts on natural drainage patterns and overland flow paths; f. using materials for retaining structures that are compatible with the visual amenity and the characteristics and qualities of the surrounding area; g. minimising adverse visual effects associated with any exposed cut faces or retaining structures, including with the use of screening, landscaping and/or planting; and h. loss of flood storage within flood hazard areas.
EW-P5	Manage effects on historic heritage and cultural values that may be discovered when undertaking earthworks by: a. requiring a protocol for the accidental discovery of archaeology, kōiwi and artefacts of Māori origin; and b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.
EW-P6	Require that all earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings or structures.
EW-P7	Ensure all earthworks associated with land development are designed and assessed in a coordinated and integrated manner at the time of subdivision, by: a. controlling earthworks associated with subdivision, including for the purpose of site preparation, creating roads or access to/within the subdivision, and for the provision of infrastructure; and b. considering the appropriateness of earthworks in conjunction with site design and layout of future subdivision and/or development of land, particularly for future infill or greenfield subdivision.
EW-P8	Manage earthworks to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. visual amenity, natural character and landscape values, l. historic heritage values, and whether any assessment or advice from a suitably qualified and experienced heritage expert is required; m. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; n. the life-supporting capacity of soils; o. the extent of indigenous biodiversity clearance and its effect on biodiversity values; p. outstanding natural character, outstanding natural landscapes and outstanding natural features; q. riparian margins; r. the location, operational and functional needs and use of infrastructure; s. temporary or permanent nature of any adverse effect; and t. traffic and noise effects.

Rules

Notes:

1. More stringent earthworks rules apply in the following other district-wide matters: Natural Character, Natural Features and Landscapes, Coastal Environment, Heritage Area Overlays, Historic Heritage, Notable Trees, and Sites and Areas of Significance to Māori. Those earthworks rules apply in addition to the earthworks rules and standards in this chapter. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules in this District Plan.
2. The Ecosystems and Indigenous biodiversity chapter manages land disturbance associated with indigenous vegetation clearance.
3. EW-R11 and 12 apply in addition to the rule(s) that relates to the activity being undertaken. They must be read in conjunction with each other to determine whether a resource consent is required.
4. Earthworks associated with plantation forestry are regulated under the National Environmental Standards for Plantation Forestry 2017 (NES-PF) and are not managed through the District Plan except where district plan rules may be more stringent under Regulation 6 of the NES-PF. If the activity relates to earthworks associated with plantation forestry, refer to the NES-PF. However, if plantation forestry

earthworks are located in the Coastal Environment or Natural Features and Landscapes overlays, the more stringent earthworks rules in this District Plan prevails over the NES-PF.

5. The Northland Regional Plan currently in force and the National Environment Standards for Freshwater 2020 include rules and regulations relating to earthworks to manage effects on freshwater and soil. Consent may be required for earthworks in terms of the regional rules and regulations in those documents in addition to this District Plan.
6. Where soil sampling and land disturbance is proposed on land where a hazardous activity or industry has been, is more likely than not to have been or is currently operating, then the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 will apply.

EW-R1	Earthworks for buildings or structures, and extensions to existing buildings or structures	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R2	Earthworks for creating fence lines, poles, piles and service connections	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R3	Earthworks for rural industry activity	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R4	Earthworks for a farming activity where sites are 8 hectares or greater	

Rural Production zone Māori Purpose zone - Rural Horticulture zone Ngawha Innovation and Technology Park zone	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards.	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R5	Earthworks for farming a activity on sites less than 8ha and for sites in zones not listed in Rule EW-R4	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R6	Earthworks for the formation of unformed roads and the formation or upgrade of private roads and private accessways	
All zones	Activity status: Permitted Where: PER-1 The earthworks for formation of an unformed road is located within the legal road corridor. PER-2 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones NOTE: Approval from Council is required to undertake work on legal road, where they are the landowner irrespective of complying with rules in a district plan.	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary
EW-R7	Earthworks for new infrastructure or repair and upgrades	
All zones	Activity status: Permitted	Activity status where compliance not

	Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R8	Earthworks for new infrastructure or repair and upgrades of existing infrastructure owned by network utility providers or requiring authority	
All zones	Activity status: Permitted Where: PER-1 The activity is undertaken by the network utility operator or requiring authority. PER-2 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary
EW-R9	Earthworks for sport and recreation activity	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R10	Earthworks for the construction, or upgrade of walkways, cycle tracks and leisure activity	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope;	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.

	EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	
EW-R11	Earthworks for conservation activity	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standards: EW-S1 Maximum earthworks thresholds; EW-S2 Maximum depth and slope; EW-S4 Site reinstatement; EW-S6 Setbacks; EW-S7 Land stability; EW-S8 Nature of filling material; and EW-S9 Flood and coastal hazards. EW-S1 does not apply to Motoura Island or Orongo Bay zones	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R12	Earthworks and the discovery of suspected sensitive material	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standard EW-S3 - Accidental Discovery Protocol.	Activity status where compliance not achieved: Discretionary
EW-R13	Earthworks and erosion and sediment control	
All zones	Activity status: Permitted Where: PER-1 The earthworks complies with standard EW-S5 Erosion and sediment control.	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
EW-R14	Activities not otherwise listed in this chapter	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
EW-R15	110kV Transmission lines and National Grid Yard	
All zones	Activity status: Non-complying Where: PER-1 Earthworks around Top Energy or Transpower 110kV or greater electricity transmission line poles must: 1. be no deeper than 300mm within 2.2m of a transmission pole support structure or stay wire; or 2. be no deeper than 750mm within 2.2. to 5m of a transmission pole support structure or stay wire; except that vertical holes not exceeding 500mm	Activity status where compliance not achieved: Not applicable

	diameter beyond 1.5m from the outer edge of a pole support structure or stay wire are exempt from Standards EW-REQ10(a) and EW-REQ10(b) above. PER-2 Earthworks around Top Energy or Transpower 110kV or greater electricity transmission line towers must: 1. be no deeper than 300mm within 6m of the outer visible edge of a transmission tower support structure; or 2. be no deeper than 3m between 6-12m from the outer visible edge of a transmission tower support structure. PER-3 Earthworks within 12m of a Top Energy or Transpower 110kV or greater electricity transmission line pole or tower must not: 1. create an unstable batter that will affect a transmission support structure; or 2. result in a reduction in the ground to conductor clearance distances as required by New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001. This rule does not apply to the network utility operator.	

Standards				
EW-S1	Maximum earthworks thresholds			
All zones, except Moturoa Island, Orongo Bay	The following maximum volumes and area thresholds for all earthworks undertaken on a site within a single calendar year:		Where the standard is not met, matters of discretion are restricted to: a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. natural character, landscape, historic heritage, spiritual and cultural values; l. the life-supporting capacity of soils; m. the extent of indigenous vegetation clearance and its effect on biodiversity; n. impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features; o. riparian margins; p. the location and use of infrastructure; q. temporary or permanent nature of any adverse effect; r. traffic and noise effects; s. time of year earthworks will be carried out and duration of the activity; and t. impact on visual and amenity values.	
	Zone	Volume (m ³)		Area (m ²)
	General Residential, Mixed Use, Light Industrial, Heavy Industrial, Hospital, Horticulture Processing Facility, Carrington, Kororāreka Russell Township, Hospital, Māori Purpose - Urban	200		2,500
	Natural Open Space, Open Space, Sport and Active Recreation, Rural Residential, Settlement, Quail Ridge, Airport	300		2,500
	Rural Lifestyle	1000		2,500
	Rural Production, Horticulture, Kauri Cliffs, Ngawha Innovation Park, Māori Purpose - Rural	5000		2,500
EW-S2	Maximum depth and slope			

All zones	The maximum depth of any cut or height of any fill shall not exceed: 1. 1.5m, i.e. maximum permitted cut and fill height may be 3m; or 2. 3m subject to it being retained by a engineered retaining wall, which has had a building consent issued.	Where the standard is not met, matters of discretion are restricted to: a. the location, scale and volume; b. depth and height of cut and fill; c. the extent of exposed surfaces or stockpiling of fill; d. the risks of natural hazards, particularly flood events; e. stormwater controls; f. flood storage, overland flow paths and drainage patterns; g. impacts on natural coastal processes; h. the stability of land, buildings and infrastructure; i. natural character, landscape, historic heritage, spiritual and cultural values; j. the life-supporting capacity of soils; k. the extent of indigenous vegetation clearance and its effect on biodiversity; l. impact on any outstanding natural character, outstanding natural landscapes and outstanding natural features; m. riparian margins; n. the location and use of infrastructure; o. temporary or permanent nature of any adverse effect; p. traffic and noise effects; q. time of year earthworks will be carried out and duration of the activity; and r. impact on visual and amenity values.

EW-S3**Accidental discovery protocol**

All zones	On discovery of any suspected sensitive material, the person must take the following steps: 1. Cease all works within 20m of any part of the discovery immediately and secure the area, including: a. shutting down all earth disturbing machinery and stopping all earth moving activities; and b. establish a sufficient buffer area to ensure that all material remains undisturbed. 2. Within 24 hours of the discovery the owner of the site, tenant or the contractor must: a. inform the following parties of the discovery: i. The New Zealand Police if the discovery is of human remains or kōiwi; ii. The Council in all cases; iii. Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or kōiwi; and iv. Tangata Whenua if the discovery is an archaeological site, Māori cultural artefact, or kōiwi. 3. No works shall recommence until the discovery area is inspected by the relevant authority or agency, this shall include: a. If the discovery is human remains or kōiwi the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or a crime scene. The	Where the standard is not met, matters of discretion are restricted to: Not applicable

	remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discovery; or b. If the discovery is of archaeological material, other than evidence of contaminants, a site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Tangata Whenua representatives. 4. Recommencement of work: a. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required; b. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage; and c. Resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials that is not otherwise permitted under the plan or allowed by any existing resource consent.	
EW-S4	Site reinstatement	
All zones	As soon as practicable, but no later than six months from the commencement of works: - the earthworks area shall be established, filled and/or recontoured in a manner consistent with the surrounding land; and - replanted with vegetation which is the same as, or of similar species, to that which existed on the site prior to the earthworks taking place (if any), except that where the site was vegetation with any plant pest, the site may be replanted with indigenous vegetation from locally sourced genetic stocks or sealed, paved, metaled or built over.	Where the standard is not met, matters of discretion are restricted to: - the location, scale and volume; - depth and height of cut and fill; - the nature of filling material and whether it is compacted; - the extent of exposed surfaces or stockpiling of fill; - erosion, dust and sediment controls; - the risks of natural hazards, particularly flood events; - stormwater controls; - flood storage, overland flow paths and drainage patterns; - impacts on natural coastal processes; - the stability of land, buildings and infrastructure; - natural character, landscape, historic heritage, spiritual and cultural values; - the life-supporting capacity of soils; - the extent of indigenous vegetation clearance and its effect on biodiversity; - outstanding natural character, outstanding natural landscapes and outstanding natural features; - riparian margins; - the location and use of infrastructure; - temporary or permanent nature of any adverse effect; - traffic and noise effects; - time of year earthworks will be carried out and duration of the activity; and - impact on visual and amenity values
EW-S5	Erosion and sediment control	
All zones	Earthworks	Where the standard is not met, matters of

	1. must for their duration be controlled in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005); and 2. shall be implemented to prevent silt or sediment from entering water bodies, coastal marine area, any stormwater system, overland flow paths, or roads.	discretion are restricted to: a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. natural character, landscape, historic heritage, spiritual and cultural values; l. the life-supporting capacity of soils; m. the extent of indigenous vegetation clearance and its effect on biodiversity; n. outstanding natural character, outstanding natural landscapes and outstanding natural features; o. riparian margins; p. the location and use of infrastructure; q. temporary or permanent nature of any adverse effect; r. traffic and noise effects; s. time of year earthworks will be carried out and duration of the activity; and t. impact on visual and amenity values.
EW-S6	Setback	
All zones	Earthworks must be setback by the following minimum distances: 1. earthworks that are: a. supported by engineered retaining walls - 1.5m from a site boundary; or b. not supported by engineered retaining walls - 3m from a site boundary; and 2. earthworks must be setback by a minimum distance of 10m from coastal marine area. Note: setbacks from waterbodies is managed by the Natural Character chapter.	Where the standard is not met, matters of discretion are restricted to: a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. stormwater controls; g. the stability of land, buildings and infrastructure; h. the life-supporting capacity of soils; i. temporary or permanent nature of any adverse effect; j. traffic and noise effects k. time of year earthworks will be carried out and duration of the activity; l. natural character, landscape, historic heritage, spiritual and cultural values; and m. impact on visual and amenity values.
EW-S7	Land stability	
All zones	Earthworks must not result in any instability of land at or beyond the boundary of the property where the earthworks occurs.	Where the standard is not met, matters of discretion are restricted to: a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted;

		d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. where the land instability adversely affects any buildings, structures or infrastructure; k. the life-supporting capacity of soils; l. the extent of vegetation clearance; m. proximity to any waterbody or coastal marine area; n. the location and use of infrastructure; o. temporary or permanent nature of any adverse effect; p. traffic and noise effects;and q. time of year earthworks will be carried out and duration of the activity.
EW-S8	Nature of filling material	
All zones	The fill material shall not: 1. contain putrescible, pollutant, inflammable or hazardous components; or 2. consist of material other than soil, rock, stone, aggregate, gravel, sand, silt, or demolition material; or 3. comprise more than 5% vegetation (by volume) of any load.	Where the standard is not met, matters of discretion are restricted to: a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill; e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. natural character, landscape, historic heritage, spiritual and cultural values; l. the life-supporting capacity of soils; m. outstanding natural character, outstanding natural landscapes and outstanding natural features; n. riparian margins; o. the location and use of infrastructure; p. temporary or permanent nature of any adverse effect; and q. traffic and noise effects; r. time of year earthworks will be carried out and duration of the activity; and s. impact on visual and amenity values.
EW-S9	Flood and coastal hazards	
All zones	Earthworks must not: 1. divert flood flow or coastal inundation onto other properties or otherwise result in any increase in flood hazard or coastal inundation beyond the boundaries of the site; or 2. result in the loss of any flood storage volume within a flood hazard area, unless equivalent flood storage is provided.	Where the standard is not met, matters of discretion are restricted to: a. the location, scale and volume; b. depth and height of cut and fill; c. the nature of filling material and whether it is compacted; d. the extent of exposed surfaces or stockpiling of fill;

		e. erosion, dust and sediment controls; f. the risks of natural hazards, particularly flood events; g. stormwater controls; h. flood storage, overland flow paths and drainage patterns; i. impacts on natural coastal processes; j. the stability of land, buildings and infrastructure; k. the life-supporting capacity of soils; l. temporary or permanent nature of any adverse effect; and m. time of year earthworks will be carried out and duration of the activity.

This section has rules that have legal effect.

Overview

There are activities within the Far North District that use hazardous substances, these may pose a potential threat to the health and safety of communities and the natural environment. Hazardous substances are defined in the Hazardous Substances and New Organisms Act 1996 (HSNO Act) and include substances with radioactive properties or high biological oxygen demand. Substances fall within the definition if they have certain hazardous properties such as explosiveness, flammability or corrosiveness (among other factors) and must be managed, stored, used, transported and disposed of in a safe and secure manner. The HSNO Act regulates the introduction and use of hazardous substances and determines what controls should be in place to mitigate risks to people and the environment. However, the controls under the HSNO Act are substance specific and do not take into account the sensitivity of the receiving environment.

The RMA enables district plans to manage the adverse effects of the storage, use, disposal and transport of hazardous substances, provided these do not duplicate controls in the HSNO Act or other legislation. Land use controls for hazardous substances in district plans may be necessary to manage the risks associated with significant hazardous facilities and their potential impacts on other sensitive activities, incompatible land uses and the natural environment.

Council has responsibilities under the RMA to manage the adverse effects of the use and development of land. This includes the adverse effects that may arise from significant hazardous facilities on sensitive activities and sensitive environments, the risks of natural hazards, cumulative effects (agglomeration of significant hazardous facilities) and reverse sensitivity issues.

Objectives	
HS-O1	The risks associated with the storage, use or disposal of hazardous substances to people, property and the environment are minimised to acceptable levels while recognising the benefits of activities that store, use and dispose of hazardous substances.
HS-O2	Significant hazardous facilities and sensitive activities are managed through separation distances and other methods to avoid to the extent practicable, or otherwise mitigate, reverse sensitivity effects.

Policies	
HS-P1	Manage the effects of hazardous substances by: - locating, designing, constructing and managing significant hazardous facilities to avoid or mitigate adverse effects and risks to people, property and the environment, particularly sensitive environments and sensitive activities; - identifying, assessing and managing risks and adverse effects, including cumulative effects, of significant hazardous facilities so they do not create unacceptable residual risks to people, property and the environment; and - locating land use activities so that the adverse effects and risks of transporting hazardous substances on roading infrastructure and other land use activities are minimised.
HS-P2	Require appropriate separation distances between significant hazardous facilities and sensitive activities to avoid where practicable, or otherwise mitigate, reverse sensitivity effects and the risks to people and property.
HS-P3	Manage new or expanded significant hazardous facilities and sensitive activities to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: - separation distances and other methods to avoid and mitigate risks and adverse effects of significant hazardous facilities on sensitive activities and sensitive environments; - separation distances and other methods to avoid or mitigate reverse sensitivity effects between significant hazardous facilities and sensitive activities; - the extent to which adverse effects and risks are adequately managed through other legislation and organisations; - the type, scale, intensity, duration and frequency of the risks and effects on people, property and the environment; - site design and layout of the activity and the ability to internalise effects within the site; - any historical, spiritual or cultural association held by tangata whenua, with regards to the matters set out in Policy TW-P6; - avoidance or management of risks associated with natural hazards; and - any potential adverse cumulative effects.

Rules

Note:

1. There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.

HS-R1	Maintenance and repair of a significant hazardous facility	
All zones	Activity status: Permitted Where: PER-1 The volume of hazardous substances used by the significant hazardous facility does not increase; PER-2 The location of hazardous substances on the site will not be located closer to any sensitive activities. PER-3 The type of hazardous substances on the site remains the same; PER-4 Alterations to the significant hazardous facility do not increase any residual risks.	Activity status where compliance not achieved with PER-1, PER- 2, PER- 3, or PER-4: Discretionary
HS-R2	Establishment of a new significant hazardous facility	
Heavy Industrial zone	Activity status: Permitted Where: PER-1 The new significant hazardous facility is not located within a sensitive environment; PER-2 The new significant hazardous facility is setback at least 250m from a sensitive activity. Note: • <i>This rule only has immediate legal effect for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource.</i>	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
Light Industrial zone Rural	Activity status: Discretionary Where: DIS-1	Activity status where compliance not achieved with DIS-1, DIS-2, or DIS-3: Non-complying

Production zone	The new significant hazardous facility is not located within a sensitive environment;	
Ngawha Innovation and Enterprise Park zone	DIS-2 The new significant hazardous facility is setback at least 250m from a sensitive activity; DIS-3 A new significant hazardous facility does not create any residual risk. Note: <i>This rule only has immediate legal effect for a new significant hazardous facility located within a scheduled site and area of significance to Māori, significant natural area or a scheduled heritage resource.</i>	
All other zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R3	Significant hazardous facility within the coastal environment	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R4	Significant hazardous facility within an outstanding natural feature or landscape	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R5	Significant hazardous facility within a scheduled site and area of significance to Māori	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R6	Significant hazardous facility within a significant natural area	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R7	Significant hazardous facility within a flood hazard area	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R8	Significant hazardous facility within a coastal hazard area	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R9	Significant hazardous facility within a scheduled heritage resource	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R10	Significant hazardous facility within 100 metres of the edge of a surface water body	
All zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HS-R11	New sensitive activity	
All zones	Activity status: Non-complying Where: NC-1 The new sensitive activity is located within 250m of a Significant Hazardous Facility.	Activity status where compliance not achieved: Not applicable

This section has rules that have legal effect.

Overview

The district is home to a wide range of indigenous species, habitats and ecosystems and a high number of regionally endemic species, including a number that are of cultural significance to tangata whenua. The protection, maintenance and enhancement of indigenous biodiversity contributes to the district's unique scenery, its natural character, its amenity values, and its economic opportunities, such as tourism and recreation.

A large portion of the district is covered in indigenous vegetation and habitat. Based on the criteria in Appendix 5 of the Northland Regional Policy Statement 2016 (RPS), approximately 42% of the district has indigenous vegetation and habitat with potentially significant ecological values. Around 58% of this indigenous vegetation and habitat is on private land, including Māori land, which can create tensions between the aspirations of landowners to develop their land while protecting those areas and habitats. Vegetation clearance, fragmentation, and the introduction of pest plants and species can all diminish the quality and extent of indigenous ecosystems.

Council has responsibilities under the RMA, the NZCPS and the RPS to identify and protect areas of significant indigenous biodiversity (Significant Natural Areas) and maintain indigenous biodiversity. Where Significant Natural Areas are identified in the District Plan or through ecological assessments in accordance with the significance criteria in Appendix 5 of the RPS or any more recent National Policy Statement on indigenous biodiversity there will be greater control over land use and subdivision to ensure that the ecological significance of these areas are protected. There may be tension between the public and ecological benefits in protecting, maintaining or enhancing indigenous biodiversity and the associated costs or restrictions to private and public (including Māori) landowners.

Objectives	
IB-O1	Areas of significant indigenous vegetation and significant habitats of indigenous fauna (Significant Natural Areas) are identified and protected for current and future generations.
IB-O2	Indigenous biodiversity is managed to maintain its extent and diversity in a way that provides for the social, economic and cultural well-being of people and communities.
IB-O3	The relationship between tangata whenua and indigenous biodiversity, including taonga species and habitats, is recognised and provided for.
IB-O4	The role of tangata whenua as kaitiaki and landowners as stewards in protecting and restoring significant natural areas and indigenous biodiversity is provided for.
IB-O5	Restoration and enhancement of indigenous biodiversity is promoted and enabled.

Policies	
IB-P1	Identify Significant Natural Areas by: - using the ecological significance criteria in Appendix 5 of the RPS or in any more recent National Policy Statement on indigenous biodiversity; - including areas that meet the ecological significance criteria as Significant Natural Areas in Schedule 4 of the District Plan and on the planning maps where this is agreed with the landowner and verified by physical inspection where practicable; - encouraging landowners to include identified Significant Natural Areas in Schedule 4 of the District Plan at the time of subdivision and development; - providing assistance to landowners to add Significant Natural Areas to Schedule 4 of the District Plan; and - requiring an assessment of the ecological significance for indigenous vegetation clearance to establish permitted activity thresholds in Rule IB R2-R4.
IB-P2	Within the coastal environment: - avoid adverse effects of land use and subdivision on Significant Natural Areas; and - avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems.
IB-P3	Outside the coastal environment: - avoid, remedy or mitigate adverse effects of land use and subdivision on Significant Natural Areas to ensure adverse effects are no more than minor; and - avoid, remedy or mitigate adverse effects of land use and subdivision on areas of important and vulnerable indigenous vegetation, habitats and ecosystems to ensure there are no significant adverse effects.

IB-P4	If adverse effects on indigenous species, habitats and ecosystems located outside of the coastal environment cannot be avoided, remedied or mitigated in accordance with IB-P3, consider whether it is appropriate to apply the following steps as an effects management hierarchy: a. biodiversity offsetting to address more than minor residual adverse effects to achieve a no net loss and preferably net gain in indigenous biodiversity; and b. environmental biodiversity compensation to address more than minor residual adverse effects where it is not practicable to achieve biodiversity offsetting.
IB-P5	Ensure that the management of land use and subdivision to protect Significant Natural Areas and maintain indigenous biodiversity is done in a way that: a. does not impose unreasonable restrictions on existing primary production activities, particularly on highly versatile soils; b. recognises the operational need and functional need of some activities, including regionally significant infrastructure, to be located within Significant Natural Areas in some circumstances; c. allows for maintenance, use and operation of existing structures, including infrastructure; and d. enables Māori land to be used and developed to support the social, economic and cultural well-being of tangata whenua, including the provision of papakāinga, marae and associated residential units and infrastructure.
IB-P6	Encourage the protection, maintenance and restoration of indigenous biodiversity, with priority given to Significant Natural Areas, through non-regulatory methods including consideration of: a. assisting landowners with physical assessments by suitably qualified ecologists to determine whether an area is a Significant Natural Area; b. reducing or waiving resource consent application fees; c. providing, or assisting in obtaining funding from other agencies and trusts; d. sharing and helping to improve information on indigenous biodiversity; and e. working directly with iwi and hapū, landowners and community groups on ecological protection and enhancement projects.
IB-P7	Encourage and support active management of pest plants and pest animals.
IB-P8	Promote the protection of species that are endemic to Northland by eco-sourcing plants from within the ecological district.
IB-P9	Require landowners to manage pets and pest species, including dogs, cats, possums, rats and mustelids, to avoid risks to threatened indigenous species, including avoiding the introduction of pets and pest species into kiwi present or high-density kiwi areas.
IB-P10	Manage land use and subdivision to address the effects of the activity requiring resource consent for indigenous vegetation clearance and associated land disturbance, including (but not limited to) consideration of the following matters where relevant to the application: a. the temporary or permanent nature of any adverse effects; b. cumulative effects of activities that may result in loss or degradation of habitats, species populations and ecosystems; c. the extent of any vegetation removal and associated land disturbance; d. the effects of fragmentation; e. linkages between indigenous ecosystems and habitats of indigenous species; f. the potential for increased threats from pest plants and animals; g. any downstream adverse effects on waterbodies and the coastal marine area; h. where the area has been mapped or assessed as a Significant Natural Areas: i. the extent to which the proposal will adversely affect the ecological significance, values and function of that area; ii. whether it is appropriate or practicable to use biodiversity offsets or environmental biodiversity compensation to address more than minor residual adverse effects; i. the location, scale and design of any proposed development; j. the extent of indigenous vegetation cover on the site and whether it is practicable to avoid or reduce the extent of indigenous vegetation clearance; k. the functional or operational needs of regionally significant infrastructure; l. any positive contribution any proposed biodiversity offsets or environmental biodiversity compensation will have on indigenous biodiversity; and m. any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

1. Rules IB-R2 to IB-R4 apply to indigenous vegetation clearance not permitted under Rule IB-R1.
2. There are rules for indigenous vegetation clearance in the following District-Wide Matters chapters: Natural Character, Natural Features and Landscapes, and Coastal Environment. These other rules for

vegetation clearance may be more stringent and apply in addition to the indigenous vegetation clearance rules in this chapter. Refer to the How the plan works chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.

3. This chapter manages land disturbance associated with indigenous vegetation clearance. Earthworks that permanently alter the profile of the land are managed through the earthworks chapter. The Earthworks chapter rules apply 'in addition' to the earthworks rules in this overlay chapter, not instead of. In the event of a conflict between the earthworks chapter and this chapter's earthworks rules, the most stringent rule will apply.
4. This chapter does not apply to indigenous vegetation clearance in urban environment allotments. Refer to the Notable Trees chapter for rules relating to scheduled notable trees and groups of trees.
5. Plantation forestry is regulated under the National Environmental Standards for Plantation Forestry 2017 (NES-PF). The NES-PF allows district plan rules to be more stringent than the NES-PF when the rule relates to the protection of Significant Natural Areas and IB-R5 in this chapter is a more stringent rule for plantation forestry activities in Significant Natural Areas. This chapter does not apply to indigenous vegetation clearance associated with plantation forestry activities outside Significant Natural Areas which is regulated under Regulation 93 and 94 of the NES-PF.

IB-R1	Indigenous vegetation pruning, trimming and clearance and any associated land disturbance for specified activities within and outside a Significant Natural Area	
All zones	Activity status: Permitted Where: PER-1 It is for any of the following: 1. To address an immediate risk to the health and safety of the public or damage to property; 2. To remove dead trees, provided that no more indigenous vegetation is cleared or trimmed than is necessary for safe removal; 3. The formation of walking tracks less than 1.2m wide using manual methods which do not require the removal of any tree over 300mm in girth; 4. Clearance for biosecurity reasons; 5. The sustainable non-commercial harvest of plant material for rongoā Māori (customary medicine); 6. To create or maintain a 20m setback from a building used for a vulnerable activity (excluding accessory buildings) to the edge of the indigenous vegetation area; 7. To allow for the construction of a single residential unit on a title and essential associated on-site infrastructure and access and it does not exceed 1,000m²; 8. It is within an area subject to an Open Space Covenant under the Queen Elizabeth II National Trust Act 1977, a Ngā Whenua Rahui Kawenata, a Conservation Covenant under the Reserves Act 1977 or the Conservation Act 1987, or a Heritage covenant under the Heritage New Zealand Pouhere Taonga Act 2014 and the vegetation clearance is provided for in that covenant or order; 9. The construction of a new fence where the purpose of the new fence is to exclude stock and/or pests from the area of indigenous vegetation provided that the clearance does not exceed 3.5m in width either side of the fence line; 10. The removal or clearance from land which was previously cleared and the indigenous vegetation to be cleared is less than 10 years old; 11. Creation and maintenance of firebreaks to manage fire risk; 12. The harvesting of indigenous timber approved under the Forests Act 1949 via either a registered sustainable forest management plan, a registered	Activity status where compliance not achieved with PER-1: Discretionary

	sustainable forest management permit or a personal use approval for the harvesting and milling of indigenous timber from the Ministry of Primary Industries; or 13. It is for the operation, repair and maintenance of the following activities where they have been lawfully established: - fences; - infrastructure; - buildings; - driveways and access; - walking tracks; - cycling tracks; or - farming tracks.	
IB-R2	Indigenous vegetation clearance and any associated land disturbance within a Significant Natural Area for papakāinga	
Māori Purpose zone, Treaty Settlement Land overlay, Rural Production zone	Activity status: Permitted Where: PER-1 It does not exceed: 1,500m² for a marae complex, including associated infrastructure and access; and 500m² per residential unit. <i>Note: Rules MPZ-R5 and RPROZ-R20 include specific land use rules that also apply to papakainga in the Māori Purpose zone, Treaty Settlement Land overlay and Rural Production zones.</i>	Activity status where compliance not achieved with PER-1: Discretionary
IB-R3	Indigenous vegetation clearance and any associated land disturbance within a Significant Natural Area	
All zones	Activity status: Permitted Where: PER-1 It does not exceed 100m² per site in any calendar year.	Activity status where compliance not achieved with PER-1: Discretionary
IB-R4	Indigenous vegetation clearance and any associated land disturbance outside a Significant Natural Area	
All zones	Activity status: Permitted Where: PER-1 - A report has been obtained from a suitably qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and it is submitted to Council 14 days in advance of the clearance being undertaken; and - It does not exceed the following amounts per site over a 5-year period: - Rural Production zone, Horticulture zone, Māori Purpose zone and Treaty Settlement Land Overlay — 5,000m² if not in a remnant forest, otherwise 500m² in a remnant forest; or - All other zones — 500m². PER-2 - A report has not been obtained from a suitably	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary <i>Note: This rule only has immediate legal effect for indigenous vegetation clearance where compliance is not achieved with PER-2 (i.e. in circumstances where a report confirming that the indigenous vegetation is not a Significant Natural Area has not been obtained).</i>

	qualified and experienced ecologist confirming that the indigenous vegetation does not meet the criteria for a Significant Natural Area and a report has not been submitted to Council 14 days in advance of the clearance being undertaken; and 2. It does not exceed 100m² per site in any calendar year.	
IB-R5	Plantation forestry and plantation forestry activities within a Significant Natural Area	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

This section has rules that have legal effect.

Overview

The district has many rivers and lakes which are valued for their important ecological, recreation, natural character, amenity and cultural values. A wide range of activities occur on the surface of rivers and lakes. This includes activities that have a functional need to locate on water surfaces such as jetties and piers, recreation activities such as fishing and boating, and customary activities undertaken by tangata whenua.

The Council has an obligation to manage any actual or potential effects of activities in relation to the surface of water in rivers and lakes. This does not include the mouth of rivers where they are within the CMA. The activities managed by this chapter include the use of motorised and non-motorised craft on rivers and lakes for various purposes, and the construction of structures.

Activities occurring on the surface of water can have potential adverse effects on the ecological values of the freshwater waterbody particularly during fish spawning and bird breeding seasons, recreation values and natural character, and on the associated cultural values.

The Council has responsibilities under the RMA, NZCPS and the RPS to manage activities occurring on and adjacent to waterbodies. Given their overlapping functions, Council needs to work collaboratively with NRC that is responsible for managing water quality and quantity, ecosystems within the Region's freshwater bodies, and activities on the beds of rivers and lakes.

Objective	
ASW-O1	Activities on the surface of water are managed in a way that protects and enhances the ecological, recreation, natural character, amenity and cultural values of the district's rivers and lakes for current and future generations.

Policies	
ASW-P1	Enable the non-commercial recreational use of rivers and lakes where it will not result in adverse effect on ecological, recreation, natural character, amenity or cultural values.
ASW-P2	Provide for activities on the surface of water where: - there is a functional need to locate on the surface of the waterbody; - the land use is consistent with the characteristics and qualities of the waterbody and adjacent zone or overlay; - it will not result in adverse effects on the habitat of breeding birds or fish spawning areas; - it will not result in adverse effects on any other indigenous flora and fauna within the riparian margins of the waterbody; - it will not result in adverse effects on cultural and spiritual values associated with the waterbody; - public access is not adversely affected or it is provided or enhanced; - it will not result in adverse effects on other recreational activities; and - it will not result in cumulative adverse effects with other structures or activities on the surface of the waterbody.
ASW-P3	Recognise tangata whenua's relationship with and cultural practices associated with freshwater when managing activities on the surface of water in rivers and lakes, including the ability to undertake customary activities.
ASW-P4	Manage activities on the surface of water to address the effects of the activity, including (but not limited to) consideration of the following matters where relevant to the application: - whether there is a functional need for the activity or structure to be located on the waterbody; - any adverse effects on indigenous biodiversity and riparian margins; - any adverse effects on associated wetlands; - any adverse effects on cultural and spiritual values; - any adverse effects on recreation activity; - any adverse effects on public access; - any enhancement or provision of public access, including any consideration for launching, retrieval and damage to margins; - whether the activity is within a water catchment that serves a public water supply; - any cumulative adverse effects; - the scale and location of any structure on the waterbody and adjacent land; - whether the activity may exacerbate or be adversely affected by a natural hazard, including bank/channel erosion due to activity;

- l. servicing requirements, i.e. sewerage, refuse, access to the waterbody and parking;
- m. any adverse effect on the characteristics and qualities of the waterbody; and
- n. any public benefit.

Rules

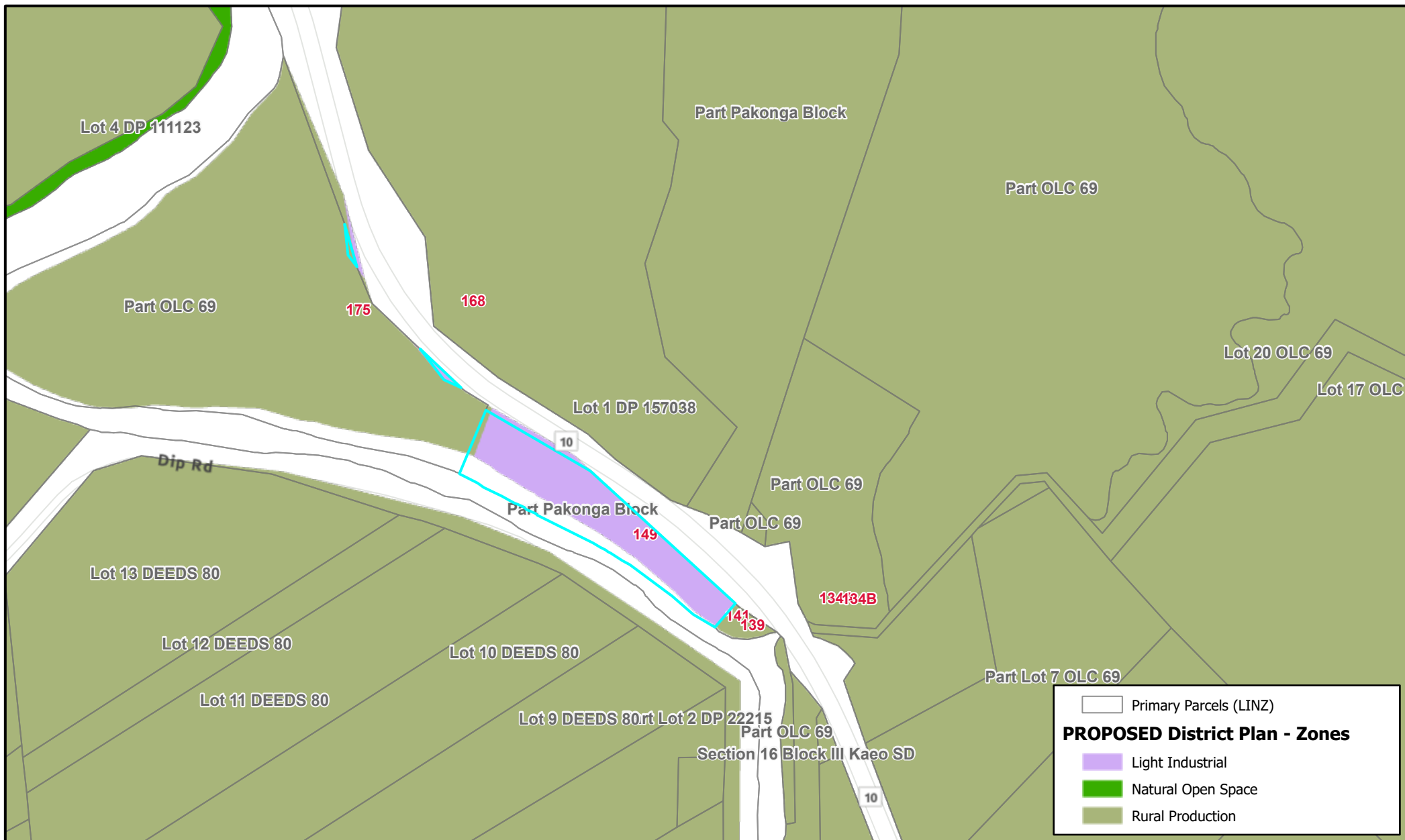
Notes:

1. There may be rules in other Part 2 - District-Wide Matters and the underlying zones in Part 3 - Area-Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. This includes Part 2 rules relating to natural hazards, public access, light, noise and temporary activities. Activities are also required to comply with Part 3 zone rules applying to the waterbody. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. The Proposed Regional Plan for Northland, the Operative Regional Water and Soil Plan for Northland, and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 also guide resource consent decision-making in relation to freshwater resources. Plan users are advised to refer to these documents when considering activities on or in proximity to freshwater resources.

ASW-R1	The use of non-motorised craft	
Surface of all rivers and lakes in all zones	Activity status: Permitted Where: PER-1 The use is a non-commercial recreation activity or a customary activity. PER-2 The craft is not used for residential activity. PER-3 The craft is used for search and rescue, scientific investigations, noxious flora and fauna control, maintenance of the habitat of indigenous fauna, or monitoring; or irrigation network maintenance on Waingaro and Manuwai Reservoirs.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
ASW-R2	The use of motorised craft	
Surface of all rivers and lakes in all zones	Activity status: Permitted Where: PER-1 The use is a non-commercial recreation activity. PER-2 The craft is not used for residential activity. PER-3 The craft is used for search and rescue, scientific investigations, noxious flora and fauna control, maintenance of the habitat of indigenous fauna, or monitoring; or irrigation network maintenance on Waingaro and Manuwai Reservoirs. PER-4 With the exception of activities provided for in PER-3, the activity does not occur on any of the following water bodies: a. Lake Ngatu;	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary

	b. Lake Owhariti; c. Lake Heather; d. Lake Rotorua; e. Far North Dune Lakes; f. Waitangi River (above Haruru Falls); g. Waingaro Reservoir; or h. Manuwai Reservoir.	
ASW-R3	Structures	
Surface of all rivers and lakes in all zones	Activity status: Permitted Where: PER-1 The structure is associated with a river crossing, scientific investigations, noxious flora and fauna control, maintenance of the habitat of indigenous fauna, or monitoring; or irrigation network maintenance on Waingaro and Manuwai Reservoirs.	Activity status where compliance not achieved with PER-1: Discretionary
ASW-R4	Activities not otherwise listed in this chapter	
Surface of all rivers and lakes in all zones	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Far North Proposed District Plan 2022 Property Specific Information



DISCLAIMER:

While the Far North District Council strives to keep the data in this service current, it may not be the most recent or most accurate data available. No reliance on the information contained on this map by any person is permitted. FNDC will not be liable for any omissions or errors of information contained on this map. FNDC recommends that persons seek specific advice on individual properties from FNDC and other specialist organisations which may hold more up to date or accurate information.

Overview

The district's Light Industrial zone complements the Heavy Industrial zone and facilitates a range of activities which contribute to the district's economic well being. The Light Industrial zone provides for a range of industrial activities that are unlikely to produce offensive or objectionable environmental effects but may generate some adverse effects, including those associated with odour, dust or noise.

Activities within this zone may include light manufacturing, contractor depots, automotive and marine repair, service industries, and some compatible commercial activities. Unlike the Mixed Use zone, the Light Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces. It may also serve as a buffer between the Heavy Industrial zone and General Residential or Mixed Use zones.

Council has a responsibility under the RMA, the National Policy Statement on Urban Development and the RPS to ensure that there is sufficient business land available to meet the future demands of the district, that development occurs in the right location and that it is appropriately serviced.

Objectives	
LIZ-O1	The Light Industrial zone is utilised for the efficient operation of light industrial activities and is managed to ensure its long-term protection, including from: - land fragmentation; - land sterilisation; and - reverse sensitivity effects.
LIZ-O2	The Light Industrial zone accommodates a range of light industrial activities that: - efficiently use the physical resources of the zone; - are characterised largely by light manufacturing, contractor depots, automotive and marine repair and service industries; - are not unreasonably constrained by surrounding activities, and - avoid compromising the operation of future light industrial activities within the zone.
LIZ-O3	Enable land use and subdivision in the Light Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it.
LIZ-O4	The adverse environmental effects generated by light industrial activities are managed, in particular at zone boundaries.
LIZ-O5	The Light Industrial zone accommodates a limited range of commercial activities which either support light industrial activities or are not anticipated in the Mixed Use zone.

Policies	
LIZ-P1	Enable development and operation of light industrial activities in the Light Industrial zone.
LIZ-P2	Require all subdivision in the Light Industrial zone to provide the following reticulated services to the boundary of each lot: - telecommunications: - fibre where it is available; - copper where fibre is not available; - copper where the area is identified for future fibre deployment. - local electricity distribution network; and - wastewater, potable water supply and stormwater where they are available.
LIZ-P3	Avoid the establishment of activities that do not support the function of the Light Industrial zone, including: - heavy industrial activities; - residential activities; - community facilities; - retirement villages; - education facilities; and - sport and recreation facilities.
LIZ-P4	Allow commercial activities in the Light Industrial zone that: - are complementary to and support light industrial activities; or - require larger sites and may not accommodate amenity values anticipated in the Mixed Use zone.
LIZ-P5	Ensure that built form is of a scale and design that is: - consistent with the amenity of the Light Industrial zone; and - complementary to the character and amenity of adjoining zones.

LIZ-P6	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: - consistency with the scale, density, design and character of the light industrial environment and purpose of the zone; - the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; - for non-industrial activities: - scale and compatibility with industrial activities; - potential reverse sensitivity effects on industrial activities. - at zone interfaces: - any setbacks, fencing, screening or landscaping required to address potential conflicts; - any adverse effects on the character and amenity of adjacent zones. - the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: - opportunities for low impact design principles; - management of three waters infrastructure and trade waste such as industrial by-products. - managing natural hazards; - the adequacy of roading infrastructure to service the proposed activity; - any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and - any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

- There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
- This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetlands, lakes and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

LIZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Light Industrial zone	Activity status: Permitted Where: PER-1 The building or structure on the site does not exceed a GBA of 450m². PER-2 Any ancillary activity (including residential activity) occupies no more than 15% of the GFA of the industrial building, and is located within or is attached to the same building as the industrial activity. PER-3 The new building or structure, or extension or alteration to an existing building or structure complies with standards: LIZ-S1 Maximum height; LIZ-S2 Height in relation to boundary; LIZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); LIZ-S4 Setback from MHWS; LIZ-S5 Outdoor storage; LIZ-S6 Landscaping and screening on road boundaries; LIZ-S7 Landscaping for sites that adjoin any sites other than mixed use or industrial; and LIZ-S8 Coverage.	Activity status where compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to: - the matters of discretion of any infringed standard; - the extent of the necessity to locate the ancillary activity with the industrial activity; - the extent to which the ancillary activity may result in trade distribution effects, or impact on the function of the Light Industrial zone; and - the extent to which the ancillary activity adversely impacts on the transport network and road safety.
		Activity status where compliance not achieved with PER-1 or PER-2: Discretionary

LIZ-R2	Trade supplier	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
LIZ-R3	Emergency service facility	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
LIZ-R4	Public toilet	
Light Industrial zone	Activity status: Permitted Where: PER-1 The building or structure complies with standards: LIZ-S1 Maximum height; LIZ-S2 Height in relation to boundary; LIZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); LIZ-S4 Setback from MHWS; and LIZ-S8 Coverage.	Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard.
LIZ-R5	Convenience stores, restaurants, cafés and takeaway food outlets	
Light Industrial zone	Activity status: Permitted Where: PER-1 The convenience store, restaurant, café or takeaway food outlet does not exceed a GFA of 200m².	Activity status where compliance not achieved with PER-1: Discretionary
LIZ-R6	Conservation activity	
Light Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
LIZ-R7	Commercial activity	
Light Industrial zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
LIZ-R8	Sport and recreation activity	
Light Industrial zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
LIZ-R9	Activities not otherwise listed in this chapter	
Light Industrial zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
LIZ-R10	Community facility	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R11	Residential activity	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

LIZ-R12	Retirement village	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R13	Visitor accommodation	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R14	Cleanfill area or landfill, including managed fill	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R15	Offensive trade	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R16	Community corrections activity	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R17	Commercial composting	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R18	Primary production	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LIZ-R19	Educational facility	
Light Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
LIZ-S1	Maximum height	
Light Industrial zone	The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level, except that any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Rural-Residential, Māori Purpose, Open Space, Natural Open Space, or Sport and Active Recreation does not exceed 2m in height. This standard does not apply to: i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; or iii. lift overruns provided these do not exceed the height by more than 1m above the building envelope on any elevation.	Where the standard is not met, matters of discretion are restricted to: a. the character and amenity of the surrounding area; b. dominance in relation to the road and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.
LIZ-S2	Height in relation to boundary	

Light Industrial zone	Any building or structure, or extension or alteration to an existing building or structure, adjoining a site zoned General Residential, Rural-Residential, Māori Purpose, Open Space, Natural Open Space, or Sport and Active Recreation must be contained within a building envelope defined by recession planes measured inwards from the respective boundary: 1. 55 degrees at 2m above ground level at the northern boundary of the site. 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site. 3. 35 degrees at 2m above ground level at the southern boundary of the site. This standard does not apply to: i. solar and water heating components not exceeding 0.5m in height on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iii. lift overruns provided these do not exceed the height by more than 1m on any elevation.	Where the standard is not met, matters of discretion are restricted to: a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and c. natural hazard mitigation and site constraints.
LIZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Light Industrial zone	The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from the boundary of any site zoned General Residential, Rural-Residential, Māori Purpose, Open Space, Natural Open Space, or Sport and Active Recreation. This standard does not apply to: i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. fences or walls no more than 2m in height above ground level; or iii. uncovered decks no more than 1m above ground level.	Where the standard is not met, matters of discretion are restricted to: a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future roading network; and g. the impacts on existing and planned public walkways.
LIZ-S4	Setback from MHWS	
Light Industrial zone	The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.	Where the standard is not met, matters of discretion are restricted to: a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impact on existing and planned roads, public walkways, reserves and esplanades.
LIZ-S5	Outdoor storage	
Light	Any outdoor storage areas, except for the display of	Where the standard is not met, matters of

Industrial zone	goods for retail sale, must be fully screened by a solid fence or wall of a minimum height of 1.8m so that it is not visible from adjoining sites and public land. This standard does not apply to construction materials to be used on-site for a maximum period of 12 months.	discretion are restricted to: - the streetscape and amenity of the surrounding area; - the amenity of adjoining properties; - screening, planting and landscaping measures proposed; - topographical or other site constraints making compliance with the standard impractical; - the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and - the design, layout and use of the site which may compensate for reduced, alternative or no screening.
LIZ-S6	Landscaping and screening on road boundaries	
Light Industrial zone	- Where a site adjoins a road boundary, at least 50% of that road boundary not occupied by buildings or driveways shall be landscaped with plants or trees. - The landscaping shall be a minimum height of 1m at installation and shall achieve a continuous screen of 1.8m in height and 1.5m in width within five years.	Where the standard is not met, matters of discretion are restricted to: - the character and amenity of the streetscape and surrounding area; - topographical or other site constraints making compliance with this standard impractical; and - health and safety implications for pedestrians and the transport network.
LIZ-S7	Landscaping for sites that adjoin any sites other than mixed use or industrial	
Light Industrial zone	Side boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must: - be fenced with a solid fence or wall of a minimum height of 1.8m; or - be landscaped with plants or trees of a minimum height of 1m at installation which will achieve a continuous screen of 1.8m in height and 1.5m in width within five years; or - be screened with a combination of (1) and (2) above.	Where the standard is not met, matters of discretion are restricted to: - the outlook, character, and amenity of adjoining sites in any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; - the scale of the building and its distance from the boundary with any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; - the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and - the design, layout and use of the site which may compensate for reduced, alternative or no screening.
LIZ-S8	Coverage	
Light Industrial zone	- At least 10% of the site area shall be planted in grass, vegetation or landscaped with permeable material; and - The stormwater collection system is designed in accordance with Far North District Council Engineering Standards April 2022.	Where the standard is not met, matters of discretion are restricted to: - the character and amenity of the surrounding area; - whether the activity is within an existing consented urban stormwater management plan or discharge consent; - the extent to which building site coverage and impermeable surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment; - the extent to which low impact design principles have been used to reduce site

		impermeability; e. natural hazard mitigation and site constraints; f. the effectiveness of the proposed method for controlling stormwater; g. the extent to which existing grass, vegetation or landscaping provided on site can mitigate the adverse effects resulting from reduced, alternative or no permeable surface; and h. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.

Overview

The Rural Production zone is the largest zone in the district and accounts for approximately 65% of all land. The Rural Production zone is a dynamic environment, influenced by changing farming and forestry practices and by a wide range of productive activities. The purpose of this zone is to provide for primary production activities including non-commercial quarrying, farming, intensive indoor primary production, plantation forestry activities, and horticulture. The Rural Production zone also provides for other activities that support primary production and have a functional need to be located in a rural environment, such as processing of timber, horticulture, apiculture and dairy products. There is also a need to accommodate recreational and tourism activities that may occur in the rural environment, subject to them being complementary to the function, character and amenity values of the surrounding environment. This zone includes land subject to the Coastal Environment Overlay, which has provisions to protect the natural character of the coastal environment.

Rural land is an important resource as it underpins the social, economic and cultural well-being of the Far North District. The historic fragmentation of rural land has undermined the integrity of the rural environment and its ability to function for its intended purpose. It is important to protect this finite resource from inappropriate land use and subdivision to ensure it can be used for its primary purpose. In particular, primary production activities should be able to operate without experiencing reverse sensitivity effects based on complaints about noise, dust, heavy traffic and light spill (which may be temporary or seasonal in nature) that should be anticipated and tolerated in a rural environment. This is particularly relevant for rural land adjacent to the district's larger urban areas, which are subject to growth pressures and are expanding outside of urban zoned areas. Forcing primary production activities to locate further away from urban areas adds to the cost of transporting primary products, can result in primary production activities needing to move on to less suitable soils or topography, and may require people to travel further to work.

It is important to differentiate the Rural Production zone from the Rural Lifestyle zone and the Rural Residential zone. The Rural Lifestyle and Rural Residential zones seek to concentrate rural lifestyle or rural residential living in appropriate places in the district, to help avoid further fragmentation of productive land and reverse sensitivity effects on the district's primary sector. Conversely, rural lifestyle development is not provided for in the Rural Production zone unless an environmental benefit is obtained through the protection of indigenous biodiversity in perpetuity (as provided for in the Subdivision chapter). Industrial and commercial activities, including retail, are not anticipated in the Rural Production zone as these are best located in urban zones with appropriate infrastructure or in the Settlement zone. This also ensures that industrial and commercial activities are separated from potentially incompatible primary production activities.

Council has a responsibility under the RMA and the Northland Regional Policy Statement to manage the rural land resource to provide for the economic, social and cultural well-being of people and communities, protect highly versatile soils, and avoid reverse sensitivity effects on primary production activities. The Rural Production zone also contains many of our areas of indigenous biodiversity, historical and cultural values and high value landscapes and features. The protection of these resources must be managed in conjunction with the ability to undertake activities anticipated in this zone.

Objectives	
RPROZ-O1	The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.
RPROZ-O2	The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.
RPROZ-O3	Land use and subdivision in the Rural Production zone: - protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; - protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; - does not compromise the use of land for farming activities, particularly on highly productive land; - does not exacerbate any natural hazards; and - is able to be serviced by on-site infrastructure.
RPROZ-O4	The rural character and amenity associated with a rural working environment is maintained.

Policies	
RPROZ-P1	Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.

RPROZ-P2	Ensure the Rural Production zone provides for activities that require a rural location by: a. enabling primary production activities as the predominant land use; b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.
RPROZ-P3	Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.
RPROZ-P4	Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes: a. a predominance of primary production activities; b. low density development with generally low site coverage of buildings or structures; c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and d. a diverse range of rural environments, rural character and amenity values throughout the district.
RPROZ-P5	Avoid land use that: a. is incompatible with the purpose, character and amenity of the Rural Production zone; b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone; c. would result in the loss of productive capacity of highly productive land; d. would exacerbate natural hazards; and e. cannot provide appropriate on-site infrastructure.
RPROZ-P6	Avoid subdivision that: a. results in the loss of highly productive land for use by farming activities; b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account: i. the type of farming proposed; and ii. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land. c. provides for rural lifestyle living unless there is an environmental benefit.
RPROZ-P7	Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: a. whether the proposal will increase production potential in the zone; b. whether the activity relies on the productive nature of the soil; c. consistency with the scale and character of the rural environment; d. location, scale and design of buildings or structures; e. for subdivision or non-primary production activities: i. scale and compatibility with rural activities; ii. potential reverse sensitivity effects on primary production activities and existing infrastructure; iii. the potential for loss of highly productive land, land sterilisation or fragmentation f. at zone interfaces: i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable; g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer; h. the adequacy of roading infrastructure to service the proposed activity; i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.

Rules

Notes:

1. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies for building and structures or setbacks to waterbodies for earthworks and indigenous vegetation clearance. The Natural Character

contains rules for activities within wetland, lake and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

RPROZ-R1	New buildings or structures, or extensions or alterations to existing buildings or structures	
Rural Production zone	Activity status: Permitted Where: PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity. PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards: RPROZ-S1 Maximum height; RPROZ-S2 Height in relation to boundary; RPROZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); RPROZ-S4 Setback from MHWS ; RPROZ-S5 Building or structure coverage}; RPROZ-S6 Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity)); and RPROZ-S7 Sensitive activities setback from boundaries of a Mineral extraction overlay.	Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard
		Activity status where compliance not achieved with PER-1: Discretionary
RPROZ-R2	Impermeable surface coverage	
Rural Production zone	Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 15%.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: a. the extent to which landscaping or vegetation may reduce adverse effects of run-off, b. the effectiveness of the proposed method for controlling stormwater on site; c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; d. whether low impact design methods and use of green spaces can be used; e. any cumulative effects on total catchment impermeability; and f. natural hazard mitigation and site constraints.
RPROZ-R3	Residential activity	
Rural Production zone	Activity status: Permitted Where: PER-1 The site area per residential unit is at least 40ha. PER-2 The number of residential units on a site does not exceed six.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary Where: DIS-1 The site area per residential unit is at least 8ha.

	PER-1 does not apply to: a single residential unit located on a site less than 40ha.	DIS-2 The number of residential units on a site does not exceed two. Activity status where compliance not achieved with DIS 1 or DIS 2: Non-complying
RPROZ-R4	Visitor accommodation	
Rural Production zone	Activity status: Permitted Where: PER-1 The visitor accommodation is within a residential unit, accessory building or minor residential unit. PER-2 The occupancy does not exceed 10 guests per night. PER-3 The site does not share access with another site.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
RPROZ-R5	Home Business	
Rural Production zone	Activity status: Permitted Where: PER-1 The home business is undertaken within: 1. a residential unit; or 2. an accessory building that does not exceed 40m² GFA; or 3. a minor residential unit. PER-2 There is no more than two full-time equivalent persons engaged in the home business who reside off-site. PER-3 All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building or screened from residential units on adjoining sites. PER-4 Hours of operation are between: 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays.	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER- 4: Discretionary
RPROZ-R6	Educational facility	
Rural Production zone	Activity status: Permitted Where: PER-1 The educational facility is within a residential unit, accessory building or minor residential unit. PER-2 Hours of operation are between; 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays. PER-3 The number of students attending at one time does not exceed four, excluding those who reside onsite.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary

RPROZ-R7	Farming activity	
Rural Production zone	Activity status: Permitted	Activity status where compliance not achieved: Non-applicable
RPROZ-R8	Conservation activity	
Rural Production zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
RPROZ-R9	Recreational activity	
Rural Production zone	Activity status: Permitted Where: PER-1 The recreational activity is not being operated as a commercial activity. PER-2 There is no motorsport activity.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
RPROZ-R10	Rural produce retail	
Rural Production zone	Activity status: Permitted Where: PER-1 The activity does not exceed GBA of 100m ² and is set back a minimum of 30m from any internal boundary. PER-2 The number of rural produce retail operations does not exceed one per site.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
RPROZ-R11	Rural produce manufacturing	
Rural Production zone	Activity status: Permitted Where: PER-1 The building undertaking rural produce manufacturing does not exceed GFA of 100m ² . PER-2 The number of rural produce manufacturing operations does not exceed one per site. PER-3 All manufacturing, altering, repairing, dismantling or processing of any materials or articles is carried out within a building or screened from residential units on adjoining properties.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
RPROZ-R12	Farm quarry	
Rural Production zone	Activity status: Permitted Where: PER-1 1. The farm quarry is not within 30m of a site boundary; and 2. no more than 5,000m³ of material is extracted in a calendar year.	Activity status where compliance not achieved with PER-1: Discretionary

RPROZ-R13 Catteries and dog boarding kennels		
Rural Production zone	Activity status: Permitted Where: PER-1 Any building, compound or part of a site used for a cattery, is located a minimum of: 1. 600m from the boundary of a site within the General Residential, Mixed Use, Kororāreka Russell Township, Rural Residential, Māori Purpose - Urban, Settlement zones; or 2. 50m from the boundary of a site for all other zones. PER-2 Any building, compound or part of a site used for a dog boarding kennel, is located a minimum of: 1. 600m from the boundary of a site within the General Residential, Mixed Use, Kororāreka Russell Township, Rural Residential, Māori Purpose - Urban, Settlement zones; or 2. 300m from the boundary of a site for all other zones.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
RPROZ-R14 Cemeteries / Urupā		
Rural Production zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
RPROZ-R15 Plantation forestry and and plantation forestry activity		
Rural Production zone	Activity status: Permitted Where: PER-1 It is not located on versatile soils.	Activity status where compliance not achieved with PER-1: Discretionary
RPROZ-R16 Additions or alterations to an existing Community Facility		
Rural Production zone	Activity status: Permitted Where: PER-1 The combined GFA of all buildings on the site does not exceed 300m² or a maximum increase of 10% of combined GFA of all buildings on the site, whichever is the greater.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: a. the character and appearance of the building(s) b. the siting of the building(s), decks and outdoor areas including parking relative to adjoining sites; c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; d. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; e. servicing requirements and any constraints of the site; f. whether the location of the building(s) and community facility activity could create reverse sensitivity effects on adjacent and surrounding primary production activities; g. whether the layout of the development maintains the existing rural character of the surrounding area;

		h. any lighting or noise effects i. the frequency of the use, hours and days of operation and the number of people it can cater for; and j. any natural hazard affecting the site or surrounding area.
RPROZ-R17	Emergency service facility	
Rural Production zone	Activity status: Permitted Where: PER-1 The combined GFA of all buildings on the site does not exceed 150m².	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: a. the character and appearance of the building b. the siting of the building, decks and outdoor areas including parking relative to adjoining sites; c. whether the building creates a loss of privacy for surrounding residential units and their associated outdoor areas; d. ability of the supporting roading network to cater for the additional vehicular; e. servicing requirements and any constraints of the site; f. any lighting or noise effects; g. the frequency of the use, hours and days of operation and the number of people it can cater for; and h. any natural hazard affecting the site or surrounding area.
RPROZ-R18	Mineral prospecting and exploration	
Rural Production zone	Activity status: Permitted Where: PER-1 It is undertaken using handtools.	Activity status where compliance not achieved with PER-1: Discretionary
RPROZ-R19	Minor residential unit	
Rural Production zone	Activity status: Controlled Where: CON-1 The number of minor residential units on a site does not exceed one. CON-2 The site area per minor residential unit is at least one hectare. CON-3 The minor residential unit shares vehicle access with the principal residential unit. CON-4 The separation distance between the minor residential unit and the principal residential unit does not exceed 15m. CON-5 The minor residential unit: 1. does not exceed a GFA of 65m²; and	Activity status where compliance not achieved with CON-3: Discretionary Activity status where compliance not achieved with CON-1, CON-2, CON-4 or CON-5: Non complying

	2. with an optional attached garage or carport that does not exceed GFA of 18m ² , where the garage or carport is used for vehicle storage, general storage and laundry facilities.	
RPROZ-R20	Papakāinga Housing	
Rural Production zone	Activity status: Restricted Discretionary Where: RDIS-1 The number of residential units per site does not exceed 10. RDIS-2 There is a legal mechanism in place to ensure that the land will stay in communal ownership and continue to be used in accordance with ancestral cultural practices. Matters of discretion are restricted to: a. the character and appearance of the residential unit(s) and any accessory building(s); b. the siting of the building(s), decks and outdoor areas relative to adjoining sites; c. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; d. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; e. servicing requirements and any constraints of the site; f. the each residential unit has sufficient outdoor open space, and there is sufficient room for any landscaping, egress and any accessory building(s) required; g. whether the location of the building(s) and residential activity could create reverse sensitivity effects on adjacent and surrounding primary production activities; h. whether the development will result in the site being unable to continue to undertake a primary production activity or undertake one in the future due to loss of productive land; i. whether the layout of the development reduces the risk of future land fragmentation or sterilisation while maintaining the existing rural character of the surrounding area; j. any natural hazard affecting the site or surrounding area.	Activity status where compliance not achieved with RDIS-1: Discretionary
		Activity status where compliance not achieved with RDIS-2: Non complying
RPROZ-R21	Expansion of existing mineral extraction activity	
Rural Production zone	Activity status: Restricted Discretionary Where: RDIS-1 A Mineral Extraction Activity Management Plan has been provided that contains the information required in ME-S1 Mineral extraction activity management plan. RDIS-2 The hours of operation remain the same. RDIS-3 The extraction volumes do not increase by more than	Activity status where compliance not achieved with RDIS-1, RDIS-2, RDIS-3, RDIS-4 or RDIS-5: Discretionary

	10%. RDIS-4 Any expansion does not occur within 30m of the site boundary. RDIS-5 The vehicle access to the Mineral Extraction activity remains unchanged. Matters of discretion are restricted to: a. measures to manage off-site effects including dust, odour, lighting, visual amenity, traffic generation, noise and vibration; b. landscaping and screening; c. the tenure of activities including extraction, processing and sales; d. any adverse effect on historic heritage or cultural values e. any adverse effect on natural environment values and the coastal environment. f. the proposed rehabilitation programme including provision for clean-filling, recontouring, revegetation; g. monitoring; and h. recommendations, proposed mitigation measures and conditions of the Mineral Extraction Activity Management Plan, including the means by which the Consent Holder will comply with the relevant rules in the Plan and the conditions of the consent.	
RPROZ-R22	Rural tourism activity	

Rural Production zone	Activity status: Restricted Discretionary Matters of discretion are restricted to: a. the character and appearance of the building(s); b. the link between the tourism activity and the rural environment; c. the siting of the building(s), decks and outdoor areas including parking relative to adjoining sites; d. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; e. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; f. servicing requirements and any constraints of the site; g. whether the location of the building(s) and rural tourism activity could create reverse sensitivity effects on adjacent and surrounding primary production activities; h. whether the development will result in the site being unable to continue to undertake a primary production activity or undertake one in the future due to loss of productive land; i. whether the layout of the development maintains the existing rural character of the surrounding area; j. any lighting or noise effects; k. the frequency of the use, hours and days of operation and the number of people it can cater for; l. any natural hazard affecting the site or surrounding area.	Activity status where compliance not achieved: Not applicable

RPROZ-R23	Intensive indoor primary production	
Rural Production zone	Activity status: Restricted discretionary Where: RDIS-1 Buildings or structures housing animals are setback at least 300m from any sensitive activity on a site under separate ownership. Matters of discretion are restricted to: - odour, noise and dust effects; - impacts on the transport network; - the scale, character and appearance of the building(s); - the siting of the building(s) and outdoor areas relative to adjoining sites; - whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; - the number and types of animals; - method of effluent management and disposal; - likely presence of vermin; - the frequency and nature of management and supervision; - landscaping or screening; and - any natural hazard affecting the site or surrounding area.	Activity status where compliance not achieved with RDIS-1: Non-complying
RPROZ-R24	Rural industry	
Rural Production zone	Activity status: Restricted Discretionary Where: RDIS-1 The rural industry activity does not exceed a GBA of 500m² per site. RDIS-2 The number of rural industry activities per site does not exceed one. Matters of discretion are restricted to: - the character and appearance of the building(s) - the siting of the building(s) and outdoor areas including parking relative to adjoining sites; - whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; - ability of the supporting roading network to cater for the additional traffic; - servicing requirements and any constraints of the site; - whether the location of the building(s) and the rural industry is compatible with adjacent and surrounding primary production activities; - whether the layout of the development maintains the existing rural character of the surrounding area; - any lighting or noise effects; - the frequency of the use, hours and days of operation and the number of people employed; - any natural hazard affecting the site or surrounding area. Note: Rural Produce Manufacturing is controlled by RPROZ-R11.	Activity status where compliance not achieved with RDIS-1 or RDIS-2: Discretionary

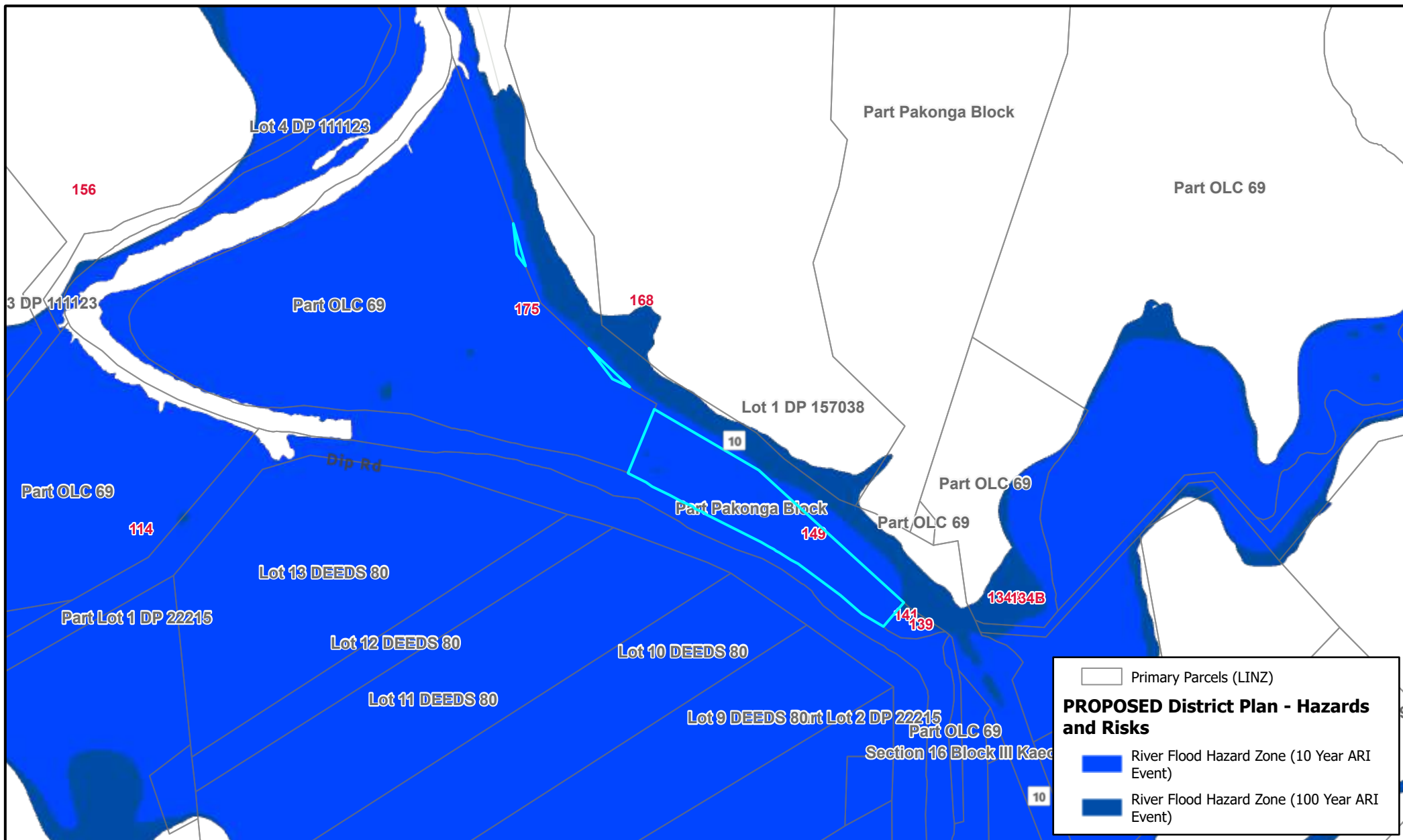
RPROZ-R25	Camping grounds	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R26	Community facility	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R27	Extension of existing commercial activity	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R28	Extension of existing industrial activity	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R29	Commercial composting	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R30	New mineral extraction activity	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R31	Activities not otherwise listed in this chapter	
Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RPROZ-R32	Industrial activity	
Rural Production zone	Activity status: Non-complying Note: If the activity is a rural industry activity then that is controlled by RPROZ-R24	Activity status where compliance not achieved: Not applicable
RPROZ-R33	Commercial activities not otherwise provided for as a permitted, restricted discretionary or discretionary activity	
Rural Production zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RPROZ-R34	Landfill, including managed fill	
Rural Production zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RPROZ-R35	Community corrections activity	
Rural Production zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RPROZ-R36	Retirement Village	
Rural Production zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

RPROZ-R37	Offensive trade	
Rural Production zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
RPROZ-S1	Maximum height	
Rural Production zone	The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level, except that artificial crop protection and support structures shall not exceed a height of 6m above ground level. This standard does not apply to: - solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; and - chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and - chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or - architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.	Where the standard is not met, matters of discretion are restricted to: - the character and amenity of the surrounding environment; - dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites; - loss of privacy to adjoining sites, including potential loss in relation to vacant sites; - shading and loss of access to sunlight to adjoining sites; - landscaping; and - natural hazard mitigation and site constraints.
RPROZ-S2	Height in relation to boundary	
Rural Production zone	The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary: 55 degrees at 2m above ground level at the northern boundary of the site; and 45 degrees at 2m above ground level at the the eastern and western boundaries of the site; and 35 degrees at 2m above ground level at the southern boundary of the site. This standard does not apply to: - solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; or - chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or - satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or - architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.	Where the standard is not met, matters of discretion are restricted to: - loss of privacy to adjoining sites, including potential loss in relation to vacant sites; - shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and - natural hazard mitigation and site constraints.
RPROZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Rural Production zone	The new building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except: - on sites less than 5,000m² accessory buildings can be setback to a minimum of 3m for boundaries that do not adjoin a road; or - artificial crop protection and support structures must be setback at least 3m from all site boundaries; or - habitable buildings must be setback at least 30m from the boundary of an unsealed road. This standard does not apply to: - fences or walls no more than 2m in height above ground level; or - uncovered decks less than 1m in height above	Where the standard is not met, matters of discretion are restricted to: - the character and amenity of the surrounding area; - screening, planting and landscaping on the site; - the design and siting of the building or structure with respect to privacy and shading; - natural hazard mitigation and site constraints; - the effectiveness of the proposed method for controlling stormwater; - the safety and efficiency of the current or

	ground level; or iii. underground wastewater infrastructure; or iv. water tanks less than 2.7m in height above ground level.	future access, egress on site and the roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.
RPROZ-S4	Setbacks from MHWS	
Rural Production zone	The building or structure, or extension or alteration to an existing building or structure must be setback at least 30m from MHWS.	Where the standard is not met, matters of discretion are restricted to: a. the natural character of the coastal environment; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades.
RPROZ-S5	Building or structure coverage	
Rural Production zone	The building or structure coverage of any site is no more than 12.5%.	Where the standard is not met, matters of discretion are restricted to: a. the character and amenity of the surrounding area; b. any landscaping, planting and screening to mitigate any adverse effects; c. the extent to which private open space can be provided for future uses; d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and e. natural hazard mitigation and site constraints.
RPROZ-S6	Buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor primary production activity)	
Rural Production zone	Stock holding and feeding areas, milking sheds and buildings used to house or feed stock must be set back: 1. From the following boundaries, at least: a. 30m from any boundary; or b. 100m from a boundary of of land zoned General Residential, Mixed Use, Kororāreka Russell Township, Settlement, Māori Purpose-Urban, Rural Residential; and 2. At least 100m from residential units on an adjoining site under separate ownership.	Where the standard is not met, matters of discretion are restricted to: a. privacy of adjoining sites; b. scale and bulk of buildings; c. odour; d. noise, disturbance and loss of privacy effects on adjoining sites; e. the number and types of animals; f. method of effluent management and disposal; g. likely presence of vermin; h. the frequency and nature of management and supervision; and i. landscaping or screening.
RPROZ-S7	Sensitive activities setback from boundaries of a Mineral Extraction overlay	
Rural Production zone	Sensitive activities (excluding non habitable accessory buildings) must be setback at least 100m from the boundary of an Mineral Extraction Overlay	Where the standard is not met, matters of discretion are restricted to: a. noise, disturbance and vibrations; b. scale and type of mineral extraction

		activity; c. the frequency and nature of any blasting or extraction method to obtain the mineral resource;; d. hours of operation of the mineral extraction activity e. design of the building; f. whether there are alternative options for the location of the building; and g. temporary effects.



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Overview

The district is affected by natural hazards. These are natural processes that become a hazard when they affect people, property, infrastructure or the wider environment.

Natural hazards include those that occur frequently such as flooding, coastal erosion and inundation, and land instability; and those natural hazards that occur less frequently including wildfires, tsunamis, high winds and droughts. Flooding is the most common natural hazard faced by the district, while many of the district's settlements are also adjacent to the coast which exposes them to coastal hazard risks. Natural hazards are often driven by climatic conditions, for example extreme rainfall events (flooding/land instability) or severe drought (wildfire). Coastal erosion and inundation are also most likely to occur during storm events.

The risk of natural hazards is likely to increase in the future as a result of climate change. Rainfall in Northland is predicted to reduce overall and droughts are likely to increase in intensity and duration. However, tropical cyclones will likely be stronger and cause more damage as a result of heavy rain and strong winds. Sea level rise will increase the risk and extent of coastal erosion and inundation affecting properties, roads and other infrastructure.

The effects of natural hazard events range from general nuisance to creating significant damage to, or loss of, property and infrastructure such as roads, bridges and pipelines. In extreme cases, natural hazards can result in loss of life. The risk that natural hazards pose is made up of a number of factors including:

- the nature, magnitude and extent of the hazard;
- the anticipated frequency or probability of the hazard event occurring; and
- the exposure and vulnerability of people, property and the environment to the hazard.

There is a tension between managing the risk to people and property from natural hazards and enabling reasonable use and development of private land. Plan controls on land use and subdivision are focused on managing the risk of flooding, coastal erosion and inundation (located in the Coastal Environment Chapter), land instability and wildfire as follows:

River Flooding Hazards

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

Flood Hazard Areas

- 1 in 10 Year River Flood Hazard Area — the area potentially susceptible to river flooding in a 10% Annual Exceedance Probability (AEP) / 10Yr Average Return Interval (ARI) storm event.
- 1 in 100 Year River Flood Hazard Area — the area potentially susceptible to river flooding in a 1% AEP / 100Yr ARI storm event plus climate change.

Coastal Hazard Areas (including High Risk Coastal Hazard Area comprising of CFZ1 and CEZ1)

- Coastal Flood Zone 1 (CFHZ1) — extent of the 50-year ARI static water level at 2080 including 0.6 m sea level rise (RCP8.5M).
- Coastal Flood Zone 2 (CFHZ2) — extent of the 100-year ARI static water level at 2080 including 1.2 m sea level rise (RCP8.5M).
- Coastal Flood Zone 3 (CFHZ3) — extent of the 100-year ARI static water level at 2080 including 1.5 m sea level rise (RCP8.5H+).
- Coastal Erosion Zone 1 (CEHZ1) — an area potentially susceptible to coastal erosion (66% probability) by 2080 with 0.33 m sea level rise from 2019 — (RCP 8.5M).
- Coastal Erosion Zone 2 (CEHZ2) — an area potentially susceptible to coastal erosion (5% probability) by 2130 with 0.85 m sea level rise from 2019 — (RCP 8.5M).
- Coastal Erosion Zone 3 (CEHZ3) — an area potentially susceptible to coastal erosion (5% probability) by 2130 with 1.17 m sea level rise from 2019 — (RCP 8.5H+).

Land Instability

Land that is susceptible to instability hazards. Land is identified at subdivision through the application of geological information, slope and other criteria as defined in Definitions.

Wildfire

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

However, due to the widespread nature of natural hazards in the Far North District, consideration of natural hazard risks may be required outside of these areas. For example, consideration of the risks from natural hazards is a component of all subdivision applications.

A precautionary approach is required to manage natural hazard risks. This reflects the direction provided by national and regional policy statements, the imperfect knowledge available on natural hazards, the potentially significant costs and consequences that result from a major hazard event and that it is often difficult and more expensive to mitigate hazard risk after subdivision and land use development has occurred. Plan controls are also generally more stringent for those activities that are more vulnerable to the effects of natural hazards — primarily residential activities, including care facilities (including day-care centres), retirement villages and marae.

Council must also provide the ability to adapt to our changing environment and knowledge and take opportunities to reduce the risks of hazards on existing buildings, structures and infrastructure where these arise.

Council has responsibilities under the RMA, the NZCPS and the NRPS to manage natural hazard risk to provide for the health and safety of our communities and the infrastructure that serves them. This is achieved through a range of approaches including:

- avoiding or controlling land use and subdivision in areas of identified natural hazard risk;
- incorporating ways to mitigate risks in the design and layout of subdivision and development;
- progressively responding and adapting to long term changes in climate and sea level; and
- building the community's understanding of natural hazards and its preparedness to respond to natural hazard events (often called resilience).

There are also a range of non-statutory methods for managing the effects of natural hazards, including measures put in place by emergency management groups such as Civil Defence. These include education, warning systems and emergency preparedness.

Objectives	
NH-O1	The risks from natural hazards to people, infrastructure and property are managed, including taking into account the likely long-term effects of climate change, to ensure the health, safety and resilience of communities.
NH-O2	Land use and subdivision does not increase the risk from natural hazards or risks are mitigated, and existing risks are reduced where there are practicable opportunities to do so.
NH-O3	New infrastructure is located outside of identified natural hazard areas unless: - it has a functional or operational need to be located in that area; - it is designed to maintain its integrity and function, as far as practicable during a natural hazard event; and - adverse effects resulting from that location on other people, property and the environment are mitigated.
NH-O4	Natural defences, such as natural systems and features, and existing structural mitigation assets are protected to maintain their functionality and integrity and used in preference to new structural mitigation assets to manage natural hazard risk.

Policies	
General	
NH-P1	Map or define areas that are known to be subject to the following natural hazards, taking into account accepted estimates of climate change and sea level rise: - flooding; - coastal erosion; - coastal inundation; and - land instability.
NH-P2	Manage land use and subdivision so that natural hazard risk is not increased or is mitigated, giving consideration to the following: - the nature, frequency and scale of the natural hazard; - not increasing natural hazard risk to other people, property, infrastructure and the environment beyond the site; - the location of building platforms and vehicle access; - the use of the site, including by vulnerable activities; - the location and types of buildings or structures, their design to mitigate the effects and risks of natural hazards, and the ability to adapt to long term changes in natural hazards; - earthworks, including excavation and fill; - location and design of infrastructure; - activities that involve the use and storage of hazardous substances; - aligning with emergency management approaches and requirements; - whether mitigation results in transference of natural hazard risk to other locations or exacerbates the natural hazard; and - reduction of risk relating to existing activities.
NH-P3	Take a precautionary approach to the management of natural hazard risk associated with land use and subdivision.
NH-P4	Manage land use and subdivision so that the functionality and long-term integrity of existing structural mitigation assets are not compromised or degraded.

NH-P5	Require an assessment of risk prior to land use and subdivision in areas that are subject to identified natural hazards, including consideration of the following: a. the nature, frequency and scale of the natural hazard; b. the temporary or permanent nature of any adverse effect; c. the type of activity being undertaken and its vulnerability to an event, including the effects of climate change; d. the consequences of a natural hazard event in relation to the activity; e. any potential to increase existing risk or creation of a new risk to people, property, infrastructure and the environment within and beyond the site and how this will be mitigated; f. the design, location and construction of buildings, structures and infrastructure to manage and mitigate the effects and risk of natural hazards including the ability to respond and adapt to changing hazards; g. the subdivision/site layout and management, including ability to access and exit the site during a natural hazard event; and h. the use of natural features and natural buffers to manage adverse effects.

River flood hazard

NH-P6	Manage land use and subdivision in river flood hazard areas to protect the subject site and its development, and other property, by requiring: a. subdivision applications to identify building platforms that will not be subject to inundation and material damage (including erosion) in a 1 in 100 year flood event; b. a minimum freeboard for all buildings designed to accommodate vulnerable activities of at least 500mm above the 1 in 100 year flood event and at least 300mm above the 1 in 100 year flood event for other new buildings; c. commercial and industrial buildings to be constructed so they will not be subject to material damage in a 1 in 100 year flood event; d. buildings within a 1 in 10 Year River Flood Hazard Area to be designed to avoid material damage in a 1 in 100 year flood event; e. storage and containment of hazardous substances so that the integrity of the storage method will not be compromised in a 1 in 100 year flood event; f. earthworks (other than earthworks associated with flood control works) do not divert flood flow onto surrounding properties and do not reduce flood plain storage capacity within a 1 in 10 Year River Flood Hazard area; g. the capacity and function of overland flow paths to convey stormwater flows safely and without causing damage to property or the environment is retained, unless sufficient capacity is provided by an alternative method; and h. the provision of safe vehicle access within the site.

Coastal hazard

NH-P7	Manage new land use and subdivision in coastal hazard areas so that: a. new subdivision avoids locating building platforms within High Risk Coastal Hazard areas and building platforms should be located outside other coastal hazard areas where alternative locations are available and it is practicable to do so; b. new buildings containing vulnerable activities are not located within High Risk Coastal Hazard areas unless: i. there is no other suitable location available on the existing site; ii. hazard risks can be mitigated without the need for hard protection structures. c. where a building or building platform is located with a coastal hazard area, it should be designed and constructed such that: i. the building platform will not be subject to inundation and / or material damage (including erosion) over a 100-year timeframe; and either ii. the finished floor level of any building accommodating a vulnerable activity must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or iii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise. d. hazard risk is not transferred to, or increased on, other properties; e. buildings, building platforms, access and services are located and designed to minimise the need for hard protection structures; f. safe vehicle access within the site is provided; and g. services are located and designed to minimise the risk of natural hazards.

Land instability

NH-P8	Locate and design subdivision and land use to avoid land susceptible to land instability, or if this is not practicable, mitigate risks and effects to people, buildings, structures, property and the environment.

Wildfire

NH-P9	Manage land use and subdivision that may be susceptible to wildfire risk by requiring: - setbacks from any contiguous scrub or shrubland, woodlot or forestry; - access for emergency vehicles; and - sufficient accessible water supply for firefighting purposes.
Infrastructure	
NH-P10	Provide for the operation, maintenance, and minor upgrading of existing infrastructure in identified natural hazard areas.
NH-P11	Allow the establishment of new infrastructure in identified natural hazard areas where: - there is a functional or operational need to locate in the hazard area and there is no practicable alternative; - it has been designed to maintain its resilience, integrity and function during a natural hazard event recognising that some hazard events may be of a scale that results in temporary disruption to the function of that infrastructure; - risks to other people, property, infrastructure and the environment are mitigated; and - consideration has been given to the ability to respond and adapt to long term effects such as sea level rise and climate change.
Defences against hazards	
NH-P12	Protect existing natural systems and features that buffer or protect development from the adverse effects of natural hazards by: - avoiding the modification, alteration or loss of natural systems and features that compromises their function, including as a defence against long term effects such as sea level rise and climate change; and - promoting restoration and enhancement of such natural systems and features.
NH-P13	Consider new hard protection structures to protect existing development and existing and new infrastructure only where: - natural systems and features will not provide adequate protection from the natural hazard; - the design is suitable for the location and does not transfer the risk and effects of natural hazards to other locations; - any hard protection structures considered necessary to protect private assets are not located on public land unless there is significant public or environmental benefit in doing so; - alternative responses to the hazard (including soft protection measures, restoration or enhancement of natural defences against coastal hazards and abandonment of assets) are demonstrated to be impractical or have significantly greater adverse effects on the environment; and - they are the only practical means to protect: - existing infrastructure or new infrastructure that has a functional or operational need to be in the location; or - existing settlements of vulnerable activities.
NH-P14	Enable the upgrading and maintenance of existing regional and district council flood management schemes and manage the development of new schemes where they are required to minimise the risks to people, property, infrastructure and the environment from natural hazard events.

Rules

Notes:

- There may be rules in other District-Wide Matters and the underlying zone in Part 3 - Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the how the plan works chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
- Any application for a land use resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion. Any application for a subdivision consent must additionally include an assessment of whether the site includes an area of land susceptible to instability.
- Coastal hazard rules are located in the Coastal Environment Chapter.

NH-R1	Maintenance, repair or upgrading of infrastructure, including structural mitigation assets	
1 in 100 Year River Flood	Activity status: Permitted Where:	Activity status where compliance with PER-1 is not achieved: Restricted Discretionary (refer Rule NH-R9)

hazard areas	PER-1 There is no increase to the footprint of any above ground infrastructure. PER-2 Any works to maintain, repair or upgrade infrastructure do not alter or divert an overland flow path. PER-3 Ground is reinstated to the equivalent state that existed prior to the works.	Activity status where compliance with PER-2 or PER-3 is not achieved: Restricted Discretionary. Matters of discretion are limited to: a. the effects of the activity on overland flow paths and flooding on surrounding sites
NH-R2	Extensions and alterations to existing buildings or structures	
1 in 100 Year River Flood hazard areas	Activity status: Permitted Where: PER-1 There is no increase to the GFA of the building or footprint of the structure that results in the building or structure exceeding the limits for new buildings or structures in NH-R3- PER 1 and new buildings or structures ancillary to farming activities in NH-R4 PER 1. PER-2 No part of the building or structure is enclosed in a manner that alters or diverts an overland flow path or reduces flood plain storage.	Activity status where compliance with PER-1 or PER-2 not achieved: Restricted Discretionary (refer Rule NH-R7 for buildings and Rule NH-R9 for structures other than buildings)
NH-R3	New buildings or structures	
1 in 100 Year River Flood hazard areas	Activity status: Permitted Where: PER-1 The building or structure is one of the following: 1. above ground buildings or structures with a footprint of 10m² or less; or 2. deck less than 30m² and less than 1m in height; or 3. boardwalks or stairs that are less than 500mm above ground level and located within a public reserve or legal road. PER-2 The building or structure is not located within or does not alter or divert an overland flow path.	Activity status where compliance with PER-1 or PER-2 is not achieved: Restricted Discretionary (refer Rule NH-R7 for new buildings and Rule NH-R9 for new structures other than buildings)
NH-R4	New buildings or structures (excluding buildings used for a residential activity) ancillary to farming activity	
1 in 100 Year River Flood hazard areas	Activity status: Permitted Where: PER-1 The building or structure has a footprint that is less than 100m². PER-2 The building or structure is not located within the 1 in 10 Year River Flood Hazard Area. PER-3 The building or structure does not alter or divert an overland flow path.	Activity status where compliance with PER1 or PER-2 or PER-3 is not achieved: Restricted Discretionary Matters of discretion are restricted to: a. the effects of flood hazards on the integrity of the building or structure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; b. the effects of the building or structure on overland flow paths and flooding on surrounding sites; and

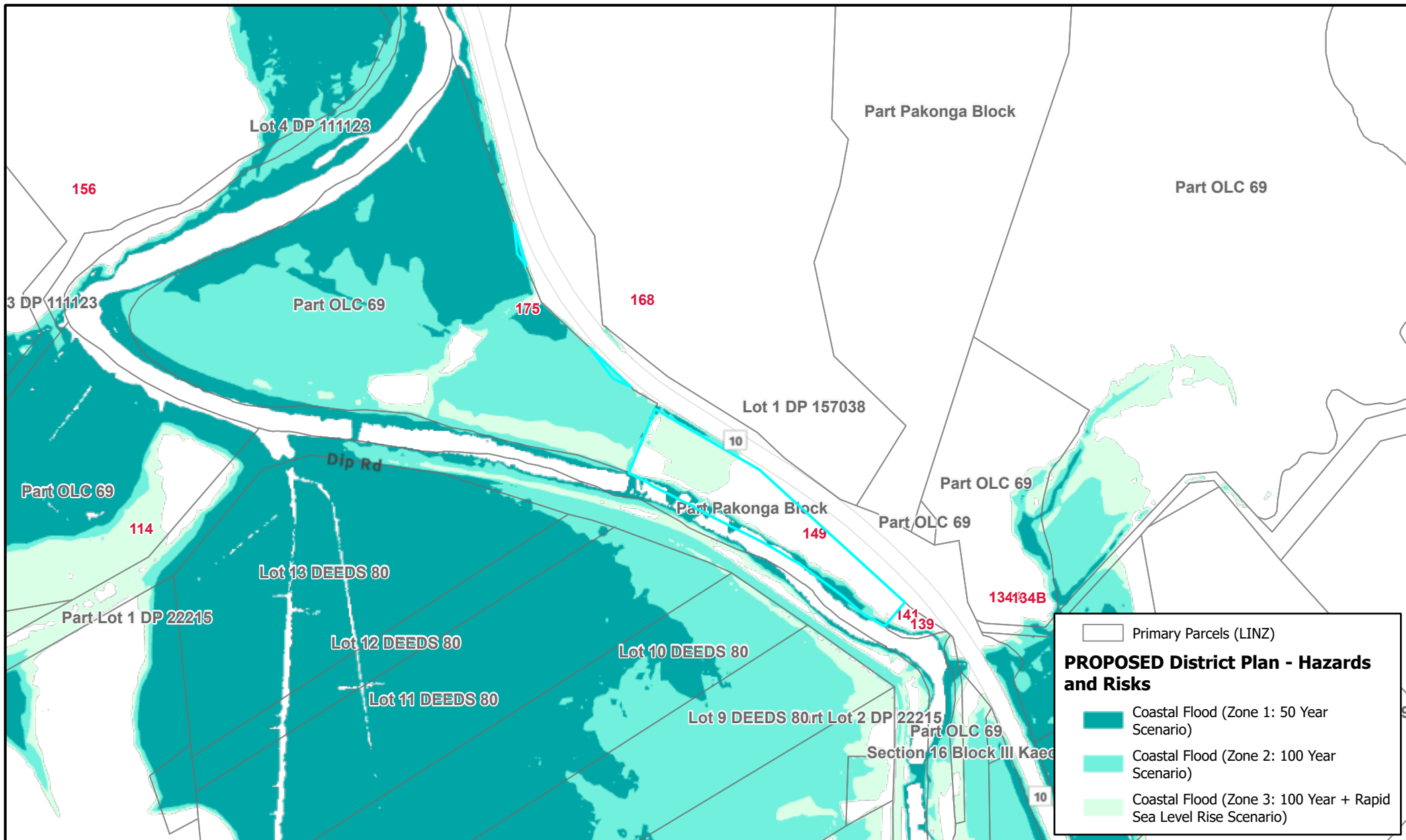
		c. the extent to which the risk to people and property from the flood hazard is avoided or managed.
NH-R5	Wild fire - Buildings used for a vulnerable activity (excluding accessory buildings)	
All zones	Activity status: Permitted Where: PER-1 Any building used for a vulnerable activity (excluding accessory buildings) either: 1. is located on a site that has access to a fire hydrant; or 2. provides for water supply and access to water supplies for fire fighting purposes in compliance with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. PER-2 Any building used for a vulnerable activity (excluding accessory buildings) is set back at least 20m from the dripline of any contiguous scrub or shrubland, woodlot or forestry.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
NH-R6	Wild fire - extensions and alterations to buildings used for a vulnerable activity (excluding accessory buildings) that increase the GFA	
All zones	Activity status: Permitted Where: PER-1 Extensions or alterations that increase the GFA of a building used for a vulnerable activity (excluding accessory buildings) either: 1. are located on a site that has access to a fire hydrant; or 2. provide for water supply and access to water supplies for fire fighting purposes in compliance with the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. PER-2 Extensions or alterations that increase the GFA of a building used for a vulnerable activity (excluding accessory buildings) are set back at least 20m from the dripline of any contiguous scrub or shrubland, woodlot or forestry.	Activity status where compliance not achieved with PER-1 or PER 2: Restricted Discretionary Matters of discretion are restricted to: a. The availability of water for fire-fighting; b. The scale of the extension or alteration; c. Alternative options for the location of the extension or alteration; d. The use of building materials to reduce fire risk; and e. The extent and type of vegetation present.
NH-R7	New buildings, and extensions or alterations that increase the GFA of existing buildings	
1 in 100 Year River Flood hazard areas	Activity status: Restricted discretionary Where: RDIS-1 The new building, extension or alteration is not located in the 1 in 10 Year River Flood Hazard Area and is or will be used for a vulnerable activity. RDIS-2 The finished floor level of: 1. any new building or extension or alteration to an existing building that will accommodate vulnerable activities must be at least 500mm above the maximum water level in a 1 in 100 year flood	Activity status where compliance with RDIS-2, RDIS-3 or RDIS-4 is not achieved: Discretionary Activity status where compliance with RDIS-1 is not achieved: Non-complying (refer Rule NH-R12)

	event; 2. any extension or alteration that increases the GFA of a building that accommodates vulnerable activities must be at least 500mm above the maximum water level in a 1 in 100 year flood event; and 3. all other new buildings, or extensions or alterations to existing buildings, must be at least 300mm above the maximum water level in a 1 in 100 year flood event. RDIS-3 The new, extended or altered building does not divert divert an overland flow path onto other properties. RIDS-4 The building complies with standard: NH-S1 Information requirements Matters of discretion are limited to: a. the effects of flood hazards on the integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; b. whether the works are likely to accelerate, worsen or result in material damage to that land, other land or any building or structure through inundation; c. the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites; d. the ability to relocate the building or structure or adapt to the flood hazard over time or in response to direct effects of the hazard; e. the extent to which the risk to people and property from the flood hazard is avoided or managed; f. the nature of the activity being undertaken and its vulnerability to the potential effects of flooding; g. provision of safe access and egress to the building or structure during a flood event; h. whether there is a functional or operational need for the building, structure or activity to be located within the flood hazard area; i. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard; j. the resilience of the buildings or structures to the effects of the hazard; and k. the methods provided to manage activities and uses within the site, including safe egress from buildings or structures or the site and the management of people and property during a flood event.	
NH-R8	Changes in use to accommodate vulnerable activity within existing buildings	
1 in 100 Year River flood hazard areas	Activity status: Restricted discretionary Where: RDIS-1 The finished floor level of existing building that will accommodate vulnerable activities is at least 500mm above the maximum water level in a 1 in 100 year flood event.	Activity status where compliance not achieved: Discretionary

	RDIS-2 The change of use complies with standard: NH-S1 Information requirements. Matters of discretion are restricted to: 1. the nature and severity of the flood risk; 2. the potential effects on the vulnerable activity, including on people and property, and mitigation of these effects; 3. the resilience of the buildings to the effects of the hazard; and 4. the methods provided to manage activities and uses within the site, including safe egress from buildings and the site and the management of people and property during a flood event.	
NH-R9	New structures (excluding buildings) or infrastructure, and extensions or alterations that increase the footprint of an existing structure (excluding buildings) or infrastructure (excluding structural mitigation assets)	
1 in 100 River flood hazard areas	Activity status: Restricted discretionary Where: PER-1 The new structure, infrastructure, extension or alteration and associated works does not divert flood flow onto other properties or result in any increase in flood hazard beyond the site. PER-2 The structure or infrastructure complies with standard: {Link,8652,NH-S1 Information requirements. Matters of discretion are restricted to: a. the effects of flood hazards on the integrity of the structure or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; b. whether the works are likely to accelerate, worsen or result in material damage to that land, other land or any building or structure through inundation; c. the effects of the development, including earthworks, on overland flow paths and flood depths, velocity or frequency within the site or on surrounding sites; d. the ability to relocate the structure or infrastructure or adapt to the flood hazard over time or in response to direct effects of the hazard; e. the extent to which the risk to people and property from the flood hazard is avoided or managed; f. the nature of the activity being undertaken and its vulnerability to the potential effects of flooding; g. provision of safe access and egress to the structure or infrastructure during a flood event; h. whether there is a functional or operational need for the structure or infrastructure to be located within the flood hazard area; i. the proposed use of, necessity for and design of engineering solutions (soft or hard) to mitigate the hazard; j. the resilience of the structure or infrastructure to the effects of the hazard; and k. the methods provided to manage activities and	Activity status where compliance not achieved: Discretionary

	uses within the site, including safe egress from structures or infrastructure, or the site and the management of people and property during a flood event.	
NH-R10	New structural mitigation assets or increasing the footprint of existing structural mitigation assets	
1 in 100 River flood hazard areas	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NH-R11	Activities not otherwise a permitted, restricted discretionary or discretionary activity in a 1 in 100 year river flood hazard area	
1 in 100 River flood hazard areas	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NH-R12	New buildings, extensions or alterations that increase the GFA of existing buildings where the building is used for a vulnerable activity	
1 in 10 year River flood hazard areas	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards		
NH-S1	Information requirements	
All natural hazards	Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.	Activity status where compliance not achieved: Not applicable



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Overview

The Far North District has a vast and complex coastal environment with dynamic natural processes, unique natural and physical attributes and high cultural values. The District Plan has mapped the coastal environment and identifies areas within it that contain high or outstanding natural character. These areas were originally identified through the regional mapping project undertaken by the Regional Council for the RPS. The methodology for identifying them can be found in APP1- Mapping methods and criteria and the schedules of high and outstanding natural character can be found in SCHED7 and SCHED8 of the District Plan. The mapped coastal environment accounts for approximately 12% of the district's total land area.

Much of the district's coastline is relatively undeveloped in the sense that there is limited built development and supporting infrastructure. The past few of decades have seen an increasing pressure for development in coastal areas, particularly along the east coast where there is a continued pattern of settlement which has placed additional pressure on coastal resources and character. Consideration needs to be given to both the preservation of the natural character of the coastal environment and the level of intervention to manage land use and subdivision, while ensuring the community's health, safety and wellbeing.

The coastal hazard rules are located in this chapter in accordance with the Planning Standards, while other natural hazards such as flooding are controlled in the Natural Hazards chapter. The Natural Hazards chapter consolidates all of the objectives and policies related to natural hazards including rules that must be considered when assessing proposals within a Coastal Hazard Area.

Council has a responsibility under the RMA, the NZCPS and the RPS to preserve and protect the natural character of the coastal environment from inappropriate land use and subdivision.

Objectives	
CE-O1	The natural character of the coastal environment is identified and managed to ensure its long-term preservation and protection for current and future generations.
CE-O2	Land use and subdivision in the coastal environment: a. preserves the characteristics and qualities of the natural character of the coastal environment; b. is consistent with the surrounding land use; c. does not result in urban sprawl occurring outside of urban zones; d. promotes restoration and enhancement of the natural character of the coastal environment; and e. recognises tangata whenua needs for ancestral use of whenua Māori.
CE-O3	Land use and subdivision in the coastal environment within urban zones is of a scale that is consistent with existing built development.

Policies	
CE-P1	Identify the extent of the coastal environment as well as areas of high and outstanding natural character using the assessment criteria in APP1- Mapping methods and criteria.
CE-P2	Avoid adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment identified as: a. outstanding natural character; b. ONL; c. ONF.
CE-P3	Avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of land use and subdivision on the characteristics and qualities of the coastal environment not identified as: a. outstanding natural character; b. ONL; c. ONF.
CE-P4	Preserve the visual qualities, character and integrity of the coastal environment by: a. consolidating land use and subdivision around existing urban centres and rural settlements; and b. avoiding sprawl or sporadic patterns of development.
CE-P5	Enable land use and subdivision in urban zones within the coastal environment where: a. there is adequacy and capacity of available or programmed development infrastructure; and b. the use is consistent with, and does not compromise the characteristics and qualities.
CE-P6	Enable farming activities within the coastal environment where: a. the use forms part of the values that established the natural character of the coastal environment; or b. the use is consistent with, and does not compromise the characteristics and qualities.

CE-P7	Provide for the use of Māori Purpose zoned land and Treaty Settlement land in the coastal environment where: - the use is consistent with the ancestral use of that land; and - the use does not compromise any identified characteristics and qualities.
CE-P8	Encourage the restoration and enhancement of the natural character of the coastal environment.
CE-P9	Prohibit land use and subdivision that would result in any loss and/or destruction of the characteristics and qualities in outstanding natural character areas.
CE-P10	Manage land use and subdivision to preserve and protect the natural character of the coastal environment, and to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application: - the presence or absence of buildings, structures or infrastructure; - the temporary or permanent nature of any adverse effects; - the location, scale and design of any proposed development; - any means of integrating the building, structure or activity; - the ability of the environment to absorb change; - the need for and location of earthworks or vegetation clearance; - the operational or functional need of any regionally significant infrastructure to be sited in the particular location; - any viable alternative locations for the activity or development; - any historical, spiritual or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6; - the likelihood of the activity exacerbating natural hazards; - the opportunity to enhance public access and recreation; - the ability to improve the overall quality of coastal waters; and - any positive contribution the development has on the characteristics and qualities.

Rules

Notes:

- There may be rules in other District-Wide Matters and the underlying zone in Part 3- Area Specific Matters that apply to a proposed activity, in addition to the rules in this chapter. These other rules may be more stringent than the rules in this chapter. Ensure that the underlying zone chapter and other relevant District-Wide Matters chapters are also referred to, in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
- The National Environmental Standards for Plantation Forestry 2017 (NES-PF) regulates plantation forestry and Regulation 6 of the NES-PF allows plan rules to be more stringent to give effect to Policy 13 of the NZCPS. Rule CE-R6 Plantation forestry and plantation forestry activities in this chapter contains more stringent rules for plantation forestry activities to protect natural character of coastal environment and prevails over the NES-PF regulations.
- The Earthworks chapter rules apply 'in addition' to the earthworks rules in this overlay chapter, not instead of. In the event of a conflict between the earthworks chapter and this chapters earthworks rules, the most stringent rule will apply.

CE-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Coastal environment	Activity status: Permitted Where: PER-1 If a new building or structure is located in an urban zone it is: - no greater than 300m²; and - located outside high or outstanding natural character areas. PER-2 If a new building or structure is not located within an urban zone it is: - ancillary to farming activities (excluding a residential unit); - no greater than 25m²; and - located outside outstanding natural character areas.	Activity status where compliance not achieved with PER-1: Discretionary (inside a high natural character area) Non-complying (inside an outstanding natural character area)
		Activity status where compliance not achieved with PER-2: Discretionary (outside an outstanding natural character area) Non-complying (inside an outstanding natural character area)
		Activity status where compliance not achieved with PER-3 or PER-4: Discretionary

	PER-3 Any extension to a lawfully established building or structure is no greater than 20% of the GFA of the existing lawfully established building or structure. PER-4 The building or structure, or extension or addition to an existing building or structure, complies with standards: CE-S1 Maximum height. CE-S2 Colours and materials.	
CE-R2	Repair or maintenance	
Coastal environment	Activity status: Permitted Where: PER-1 The repair or maintenance of the following activities where they have been lawfully established and where the size, scale and materials used are like for like: 1. roads; 2. fences; 3. network utilities; 4. driveways and access; 5. walking tracks; 6. cycling tracks; or 7. farming tracks.	Activity status where compliance is not achieved with PER-1: Discretionary
CE-R3	Earthworks or indigenous vegetation clearance	
Coastal environment	Activity status: Permitted Where: PER-1 The earthworks or indigenous vegetation clearance is: 1. required for repair or maintenance permitted under CE-R2 Repair or Maintenance; or 2. required to provide for safe and reasonable clearance for existing overhead power lines; or 3. necessary to ensure the health and safety of the public; or 4. for biosecurity reasons; or 5. for the sustainable non-commercial harvest of plant material for rongoā Māori. PER-2 The earthworks or indigenous vegetation clearance is not provided for within CE-R3 PER-1 but it complies with standard CE-S3 Earthworks or indigenous vegetation clearance.	Activity status where compliance not achieved with PER-1: Discretionary Activity status where compliance not achieved with PER-2: Non-complying
CE-R4	Farming	
Coastal environment	Activity status: Permitted Where: PER-1 The farming activity is located outside high or outstanding natural character areas.	Activity status where compliance is not achieved with PER-1: Discretionary (outside an outstanding natural character area) Non-complying (inside an outstanding natural character area)
CE-R5	Demolition of buildings or structures	
Coastal environment	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
CE-R6	Plantation forestry and plantation forestry activity	
Coastal	Activity status: Discretionary	Activity status where compliance not

environment	Where: DIS-1 The plantation forestry or plantation forestry activity is located outside outstanding natural character areas.	achieved with DIS-1: Non-complying
CE-R7	Extension to existing mineral extraction activity	
Coastal environment	Activity status: Discretionary Where: DIS-1 The extension is to an existing lawfully established mineral extraction activity and is located outside outstanding natural character areas.	Activity status where compliance not achieved with DIS-1: Non-complying
CE-R8	New mineral extraction activity	
Coastal environment	Activity status: Prohibited	Activity status where compliance not achieved: Not applicable
CE-R9	Land fill, managed fill or clean fill	
Coastal environment	Activity status: Prohibited	Activity status where compliance not achieved: Not applicable

Standards		
CE-S1	Maximum height	
Coastal environment	- The maximum height of any new building or structure above ground level is 5m and must not exceed the height of the nearest ridgeline, headland or peninsula; and - Any extension to a building or structure must not exceed the height of the existing building above ground level or exceed the height of the nearest ridgeline, headland or peninsula. This standard does not apply to: - The Orongo Bay zone.	Where the standard is not met, matters of discretion are restricted to: Not applicable
CE-S2	Colours and materials	
Coastal environment	The exterior surfaces of buildings or structures shall: - be constructed of materials and/or finished to achieve a reflectance value no greater than 30%; and - have an exterior finish within Groups A, B or C as defined within the BS5252 standard colour palette.	Where the standard is not met, matters of discretion are restricted to: Not applicable
CE-S3	Earthworks or indigenous vegetation clearance	
Coastal environment	Any earthworks or indigenous vegetation clearance must (where relevant): - not occur in outstanding natural character areas; and - not exceed a total area of: 50m² for 10 years from the notification of the District Plan in an area of high natural character; or 400m² for 10 years from the notification of the District Plan in an area outside high or outstanding natural character areas; and - not exceed a cut height or fill depth of 1m; and - screen any exposed faces. Note: The NESF requires a 10m setback from any natural wetland in respect of earthworks or vegetation clearance and may require consent from the Regional Council.	Where the standard is not met, matters of discretion are restricted to: Not applicable

Rules in coastal hazard areas

Notes:

- i. A land use activity or subdivision may be subject to more than one hazard. Where this occurs, the most stringent activity status applies. Rules relating to other natural hazards, are located in the Natural Hazards chapter.
- ii. Any application for a resource consent in relation to a site that is potentially affected by natural hazards must be accompanied by a report prepared by a suitably qualified and experienced engineer or technical expert that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.
- iii. A land use activity or subdivision undertaken within a coastal hazard area may also be subject to other rules in the Coastal Environment chapter. When this occurs, the most stringent activity status applies and a site specific assessment of matters relating to the coastal environment and coastal hazard areas are required.

CE-R10		
External alterations to existing buildings		
Coastal hazard area	Activity status: Permitted Where: PER-1 There is no increase in the GFA of the building. PER-2 The external alteration, including any associated earthworks, does not direct coastal inundation onto other properties.	Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary refer to Rule CE-R14 Matters of discretion are restricted to: a. the matters outlined in Rule CE-R14.
CE-R11		
Maintenance, repair or upgrading of infrastructure, including structural mitigation assets		
Coastal hazard area	Activity status: Permitted Where: PER-1 There is no increase to the footprint of any above ground infrastructure. PER-2 Any works to maintain, repair or upgrade infrastructure does not direct coastal inundation onto other properties PER-3 The ground is reinstated to the equivalent state that existed prior to the works.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary where it meets Rule CE-R16. Matters of discretion are restricted to: a. the matters outlined in Rule CE-R16.
CE-R12		
New buildings or structures		
Coastal hazard area	Activity status: Permitted Where: PER-1 The building or structure is one of the following: i. above ground buildings and structures with a footprint of 10m² or less and are not used for a vulnerable activity. ii. decks less than 30m² and less than 1m in height. PER 2 The building or structure including any associated earthworks, does not direct coastal inundation onto other properties. PER 3 All standards of the relevant zone applying to the activity are met.	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary refer to Rule CE-R14 (buildings) or CE-R16 (structures) Matters of discretion are restricted to: a. the matters outlined in Rule CE-R14 or CE-R16

CE-R13	Building or structures ancillary to farming activities	
Coastal hazard area	Activity status: Permitted Where: PER-1 The accessory building or structure has a footprint that is less than 100m². PER-2 The accessory building or structure is not located within a High Risk Coastal Hazard area. PER-3 The accessory building or structure does not contain a vulnerable activity. PER 4 The accessory building or structure, including any associated earthworks, does not direct coastal inundation onto other properties. PER 5 All standards of the relevant rural zone applying to the activity are met.	Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4 or PER-5: Restricted Discretionary refer to Rule CE-R14 (buildings) or CE-R16 (structures) Matters of discretion are restricted to: a. the matters outlined in Rule CE-R14 or CE-R16
CE-R14	New buildings, and extension or alterations that increase the GFA of existing buildings	
Coastal hazard area	Activity status: Restricted Discretionary Where: RDIS-1 New buildings or extension or alterations of existing buildings, including any associated earthworks, does not direct coastal inundation onto other properties. RDIS-2 The new building (other than for a vulnerable activity) or extension or alteration to an existing building is not located in a High Risk Coastal Hazard Area. RDIS-3 A new building for a vulnerable activity is not located in a High Risk Coastal Hazard Area. RDIS-4 The activity complies with standards: CE-S4 Minimum floor levels CE-S5 Information requirements Matters of discretion are restricted to: i. the nature and likelihood of the natural hazard event and effects on integrity of the building and associated structures or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; ii. the vulnerability and resilience of the building and associated structures or infrastructure to natural hazard events; iii. provision of safe access and egress during a hazard event; iv. the ability to relocate or adapt to the coastal hazard over time or in response to	Activity status where compliance with RDIS-1, RDIS-2 or RDIS-4 not achieved: Discretionary Activity status where compliance with RDIS-3 not achieved: non-complying

	direct effects of the hazard; v. whether the building and associated structures or infrastructure is likely to accelerate, worsen or result in material damage or increased inundation to that land, other land or any other building, structure or infrastructure; vi. the proposed duration of the activity within a hazard area; vii. any proposed hazard mitigation works and associated effects including on public access, landscape and other values; and viii. the effects of any vegetation planting or removal.	
CE-R15	Change in use to accommodate vulnerable activities within existing buildings	
Coastal hazard area	Activity status: Restricted Discretionary Where: RDIS-1 The activity is accommodated within a building that complies with standards: CE-S4 Minimum floor levels CE-S5 Information requirements RDIS-2 The activity is not in a High Risk Coastal Hazard Area. Matters of discretion are restricted to: i. the nature and likelihood of the natural hazard event and effects on integrity of the building to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; ii. the vulnerability and resilience of the activity, including people and property, to natural hazard events; iii. provision of safe access and egress to the building during a hazard event; iv. the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; v. the proposed duration of the activity within a hazard area; vi. any proposed hazard mitigation works and associated effects including on public access, landscape and other values.	Activity status where compliance not achieved: Discretionary
CE-R16	New structures (excluding buildings) and infrastructure, and extensions or alterations to existing structures (excluding buildings and infrastructure)	
Coastal hazard area	Activity status: Restricted Discretionary Where: RDIS-1 The structure or infrastructure is not a structural mitigation asset. RDIS-2 The new structure, infrastructure, extension or alteration, including any associated earthworks, does not increase coastal inundation on other properties. RDIS-3 The new structure, infrastructure, extension or alteration is not located in a High Risk Coastal Hazard Area.	Activity status where compliance not achieved: Discretionary

	RDIS-4 The activity complies with standard: CE-S5 Information requirements Matters of discretion are restricted to: i. the nature and likelihood of the natural hazard event and effects on integrity of the structure or infrastructure to the extent that such effects are not appropriately managed by the building consent process under the Building Act 2004; ii. the vulnerability and resilience of the structure or infrastructure to natural hazard events; iii. provision of safe access and egress where necessary during a hazard event; iv. the ability to relocate or adapt to the coastal hazard over time or in response to direct effects of the hazard; v. whether the structure of infrastructure is likely to accelerate, worsen or result in material damage or increased inundation to that land, other land or any building, structure or infrastructure; vi. the proposed duration of the activity within a hazard area; vii. any proposed hazard mitigation works and associated effects including on public access, landscape and other values; viii. the effects of any vegetation planting or removal; and ix. for infrastructure, whether there is a functional or operational need to be located within the hazard area.	
CE-R17	Hazardous facility	
Coastal hazard area	Activity status: Discretionary Where: DIS-1 The facility is not located in a High Risk Coastal Hazard Area.	Activity status where compliance not achieved: Non complying
CE-R18	Hazardous facility	
Coastal hazard area	Activity status: Discretionary Where: DIS-1 The facility is not located in a High Risk Coastal Hazard area.	Activity status where compliance not achieved: Non-complying activity
CE-R19	Activities not otherwise listed in the coastal hazard area provisions	
Coastal hazard area	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Standards in coastal hazard areas

CE-S4	Minimum floor levels	
Coastal hazard area	All activities occurring within buildings are designed so they will not be subject to inundation and/or material damage (including erosion) over a 100-year timeframe, and either: i. the finished floor level of any building accommodating a vulnerable activity	Where the standard is not met, matters of discretion are restricted to: Not applicable

	must be at least 500mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise; or ii. the finished floor level of any other building must be at least 300mm above the maximum water level in a 1 percent AEP flood event plus 1m sea level rise.	
CE-S5	Information requirements	
Coastal hazard area	Any application for a resource consent in relation to a site that is potentially affected by a coastal hazard must be accompanied by a report prepared by a suitably qualified and experienced engineer that addresses the matters identified in the relevant objectives, policies, performance standards and matters of control/discretion.	Where the standard is not met, matters of discretion are restricted to: Not applicable