



PROPOSED DISTRICT PLAN

Plan Variation 1 Provisions

October 2024

Overview

The Far North District contains a mix of diverse communities and urban centres, a number of which are located within the coastal environment and/or have identified cultural and historic heritage values. The General Residential zone represents those areas where there is an expectation of higher density residential development, compared to the rural environments, and that generally provides adequacy and capacity of available or programmed development infrastructure.

To support urban sustainability and affordable infrastructure the General Residential zone seeks to consolidate growth where it can around urban centres. The aim is to provide for a variety of housing typologies and sizes that contribute to the vibrancy and viability of those centres, as well as ensuring efficient use of the investment Council makes in infrastructure and services.

In providing for growth over the medium term, and looking out to the longer term, the District Plan provides for a combination of increased density within the existing General Residential zone as well as re-zoning for more intensive residential use in areas where there is adequacy and capacity of available development infrastructure or where it is programmed in the Long Term Plan or 30 Year Infrastructure Strategy.

Council has a responsibility under the RMA, and takes direction from the RPS, to ensure that there is sufficient land available for housing to meet the future demands of the district, that development is in the right location and there is adequacy and capacity of available or programmed development infrastructure.

Objectives	
GRZ-O1	The General Residential zone provides a variety of densities, housing types and lot sizes that respond to: <ul style="list-style-type: none"> a. housing needs and demand; b. the adequacy and capacity of available or programmed development infrastructure; c. the amenity and character of the receiving residential environment; and d. historic heritage.
GRZ-O2	The General Residential zone consolidates urban residential development around available or programmed development infrastructure to improve the function and resilience of the receiving residential environment while reducing urban sprawl.
GRZ-O3	Non-residential activities contribute to the well-being of the community while complementing the scale, character and amenity of the General Residential zone.
GRZ-O4	Land use and subdivision in the General Residential zone is supported where there is adequacy and capacity of available or programmed development infrastructure.
GRZ-O5	Land use and subdivision in the General Residential zone provides communities with functional and high amenity living environments.
GRZ-O6	Residential communities are resilient to changes in climate and are responsive to changes in sustainable development techniques.
Policies	
GRZ-P1	Enable land use and subdivision in the General Residential zone where: <ul style="list-style-type: none"> a. there is adequacy and capacity of available or programmed development infrastructure to support it; and b. it is consistent with the scale, character and amenity anticipated in the residential environment.

GRZ-P2	<p>Require all subdivision in the General Residential zone to provide the following reticulated services to the boundary of each lot:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; or ii. copper where fibre is not available; b. local electricity distribution network; and c. wastewater, potable water and stormwater where they are available.
GRZ-P3	<p>Enable multi-unit developments within the General Residential zone, including terraced housing and apartments, where there is adequacy and capacity of available or programmed development infrastructure.</p>
GRZ-P4	<p>Enable non-residential activities that:</p> <ul style="list-style-type: none"> a. do not detract from the vitality and viability of the Mixed Use zone; b. support the social and economic well-being of the community; c. are of a residential scale; and d. are consistent with the scale, character and amenity of the General Residential zone.
GRZ-P5	<p>Provide for retirement villages where they:</p> <ul style="list-style-type: none"> a. compliment the character and amenity values of the surrounding area; b. contribute to the diverse needs of the community; c. do not adversely affect road safety or the efficiency of the transport network; and d. can be serviced by adequate development infrastructure.
GRZ-P6	<p>Encourage and support the use of on-site water storage to enable sustainable and efficient use of water resources.</p>
GRZ-P7	<p>Encourage energy efficient design and the use of small-scale renewable electricity generation in the construction of residential development.</p>
GRZ-P8	<p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale, design, amenity and character of the residential environment; b. the location, scale and design of buildings or structures, potential for shadowing and visual dominance; c. for residential activities: <ul style="list-style-type: none"> i. provision for outdoor living space; ii. privacy for adjoining sites; iii. access to sunlight; d. for non-residential activities: <ul style="list-style-type: none"> i. scale and compatibility with residential activities ii. hours of operation e. at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts; f. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including: <ul style="list-style-type: none"> i. opportunities for low impact design principles ii. ability of the site to address stormwater and soakage; g. managing natural hazards; and h. 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 chapter contains rules for activities within wetland, lake and river margins. The Natural Character chapter should be referred to in addition to this zone chapter.

GRZ-R1	New buildings or structures, or extensions or alterations to an existing buildings or structures	
General Residential zone	<p>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 or controlled activity.</p> <p>PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards: GRZ-S1 Maximum height; GRZ-S2 Height in relation to boundary; GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); GRZ-S4 Setback from MHWS; GRZ-S5 Façade length; GRZ-S6 Outdoor living space; and GRZ-S7 Outdoor storage.</p> <p>PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	<p>Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard
	<p>Activity status where compliance not achieved with PER-1 <u>or PER-3</u>: Discretionary</p>	
GRZ-R2	Impermeable surface coverage	
General Residential zone	<p>Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 50%. Note: Where a development is utilising more than one site, including for multi-unit development or retirement villages, the percentage coverage must be calculated over the gross site area of all affected sites.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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;

		<p>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; and</p> <p>d. whether low impact design methods and use of green spaces can be used;</p> <p>e. any cumulative effects on total catchment impermeability;</p> <p>f. natural hazard mitigation and site constraints; and</p> <p>g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</p>
GRZ-R3	Residential activity (standalone residential units)	
General Residential zone	<p>Activity status: Permitted Where: PER-1</p> <ol style="list-style-type: none"> The number of standalone residential units on a site does not exceed one; and The site does not contain a multi-unit development. 	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
GRZ-R4	Visitor accommodation	
General Residential zone	<p>Activity status: Permitted Where: PER-1 The visitor accommodation is within a residential unit or accessory building. PER-2 The occupancy does not exceed six guests per night. PER-3 The site does not share access with another site.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>
GRZ-R5	Home business	
General Residential zone	<p>Activity status: Permitted Where: PER-1 The home business is undertaken within:</p> <ol style="list-style-type: none"> a residential unit; or an accessory building that does not exceed GFA of 40m². <p>PER-2 There is no more than one full-time equivalent person engaged in the home business who resides off-site. PER-3</p>	<p>Activity status where compliance not achieved with PER-2, PER-3 and PER-4: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> scale, intensity and character of the business; traffic generation, safety and access; provision of parking; noise, odour and dust; disturbance and loss of privacy for surrounding sites; and

	<p>All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity is carried out within a building.</p> <p>PER-4 Hours of operation are between:</p> <ol style="list-style-type: none"> 7am - 8pm Monday to Friday. 8am - 8pm Weekends and public holidays. 	<p>f. hours of operation.</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
GRZ-R6	Educational facility	
General Residential zone	<p>Activity status: Permitted Where: PER-1 The educational facility is within a residential unit or accessory building. PER-2 The number of students attending at one time does not exceed four, excluding those who reside onsite.</p>	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
GRZ-R7	Supported residential care	
General Residential zone	<p>Activity status: Permitted Where: PER-1 The supported residential care is within a residential unit or accessory building. PER-2 The number of occupants does not exceed six.</p>	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
GRZ-R8	Conservation activity	
General Residential zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
GRZ-R9	Residential activity (multi-unit development)	
General Residential zone	<p>Activity status: Controlled Where: CON-1 <ol style="list-style-type: none"> The site area per multi-unit development is at least 600m²; The number of residential units in a multi-unit development on a site does not exceed three; and There is no standalone residential unit on the site. CON-2 The minimum net internal floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be: <ol style="list-style-type: none"> 1 bedroom = 45m² 2 bedroom = 62m² 3 bedroom = 82m² Matters of discretion are restricted to: </p>	Activity status where compliance not achieved: Discretionary

	<p>a. the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following.</p> <ul style="list-style-type: none"> i. building intensity, scale, location, form and appearance; ii. location and design of parking and access; and iii. location of outdoor living space in relation to neighbouring sites. 	
GRZ-R10	Retirement village	
General Residential zone	<p>Activity status: Restricted discretionary Where RD-1 The activity will be accommodated within a new building or structure, or extensions to an existing building or structure which comply with standards: GRZ-S1 Maximum height; GRZ-S2 Height in relation to boundary; GRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); GRZ-S4 Setback from MHWS; GRZ-S5 Façade length; GRZ-S6 Outdoor living space; and GRZ-S7 Outdoor storage.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. safe integration of vehicle and pedestrian access with the adjoining road network. b. provision of landscaping and bunding, on-site amenity for residents, recreational facilities and stormwater systems. c. design and layout of pedestrian circulation. d. residential amenity for surrounding sites in respect of outlook and privacy. e. visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas and external storage areas. f. the benefits associated with provision of accommodation to meet the needs of the elderly. 	<p>Activity status where compliance not achieved with RD-1: Discretionary</p>
GRZ-R11	Minor residential unit	
General Residential zone	<p>Activity status: Discretionary</p>	<p>Activity status where compliance not achieved: Not applicable</p>
GRZ-R12	Community facility	
General Residential zone	<p>Activity status: Discretionary</p>	<p>Activity status where compliance not achieved: Not applicable</p>

GRZ-R13	Place of assembly	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R14	Emergency services facility	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R15	Activities not otherwise listed in this chapter	
General Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRZ-R16	Industrial activity	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R17	Commercial activity not provided for as a permitted or restricted discretionary activity	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R18	Primary production and rural industry	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R19	Rural industry	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R20	Hospital	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R21	Offensive trade	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R22	Commercial composting	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R23	Community corrections activity	

General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
GRZ-R24	Cleanfill area or landfill, including managed fill	
General Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
GRZ-S1	Maximum height	
General Residential zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 8m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components not exceeding 0.5m in height on any elevation; or ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iii. Satellite dishes and aerials not exceeding 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding built environment; 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.
GRZ-S2	Height in relation to boundary	
General Residential zone	<p>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:</p> <ol style="list-style-type: none"> 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; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>Except where the site boundary adjoins a lawfully established accessway or access lot serving a rear site, the measurement shall be taken from the furthest boundary of the accessway or access lot.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components not exceeding 0.5m in height on any elevation; or ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.

	<ul style="list-style-type: none"> iii. Satellite dishes and aerials not exceeding 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or v. A building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m. 	
GRZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
General Residential zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 1.2m from all site boundaries, except that the setback must be at least 3m measured from a road boundary.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Fences or walls no more than 2m in height above ground level; or ii. uncovered decks no more than 0.5m above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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, reserves and esplanades.
GRZ-S4	Setback from MHWS	

<p>General Residential zone</p>	<p>The new building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
<p>GRZ-S5</p>	<p>Façade length</p>	
<p>General Residential zone</p>	<p>The new building or structure, or extension or alteration to an existing building or structure must include a recess where the façade exceeds 20m along any road or public land. The recess must:</p> <ul style="list-style-type: none"> 1. be at least 1m in depth for a length of at least 2m; 2. be for the full height of the wall; and 3. include a break in the eave line and roofline of the façade. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Fences or walls no more than 2m in height; or ii. Uncovered decks 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; and c. the design and siting of the building or structure;
<p>GRZ-S6</p>	<p>Outdoor living space</p>	

<p>General Residential zone</p>	<p>1. Each residential unit must have an exclusive outdoor living space:</p> <ul style="list-style-type: none"> i. of at least 50m² at ground level with a minimum dimension of 5m; or ii. at least 8m² (with a minimum dimension of 2m) where the residential unit is not on the ground floor. <p>2. The outdoor living space must:</p> <ul style="list-style-type: none"> i. be directly accessibly from a habitable room in the residential unit; ii. be free of buildings, storage, parking spaces and manoeuvring areas; and iii. be oriented to the north, east or west side (or a combination) of the residential unit. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the provision of sufficient outdoor living space; b. the residential amenity for the occupants of the residential unit; c. accessibility and convenience for residents; d. alternative provision of outdoor living space, such as proximity to accessible public open space; e. the provision of adequate access to sunlight on the outdoor living space throughout the year; and f. topographical or other site constraints making compliance with the standard impractical.
<p>GRZ-S7</p>	<p>Outdoor storage</p>	
<p>General Residential zone</p>	<p>Any outdoor area used for storage or stockpiling 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.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping; and d. topographical or other site constraints making compliance with the standard impractical.

Overview

The district's Heavy Industrial zone provides for and accommodates a range of activities which contribute to the economic well being of the district, but may produce offensive or objectionable environmental effects including odour, dust or noise. Due to the nature of the effects associated with heavy industrial activities, this zone is located a sufficient distance from other zones containing sensitive activities to reduce the likelihood that reverse sensitivity effects will impact on the ability of heavy industrial activities to operate efficiently and effectively.

This zone provides for activities such as manufacturing, production and logistics, ancillary offices and retail. It is the most suitable zone in the district for activities that involve offensive trades under the Health Act 1956 and activities that involve the presence or use of hazardous substances.

The Heavy Industrial zone is characterised by large-scale purpose built utilitarian buildings and large areas of car parking and/or outdoor storage. The Heavy Industrial zone is not required to focus on pedestrian access or amenity or provide public spaces.

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	
HIZ-O1	The Heavy Industrial zone is utilised for the efficient operation of heavy industrial activities and is managed to ensure its long-term protection, including from: <ol style="list-style-type: none"> a. land fragmentation; b. land sterilisation; and c. reverse sensitivity effects.
HIZ-O2	The Heavy Industrial zone accommodates a range of heavy industrial activities that: <ol style="list-style-type: none"> a. efficiently use the physical resources of the zone; b. are characterised largely by the use of large-scale purpose built utilitarian buildings and large areas of car parking and/or outdoor storage; c. are not unreasonably constrained by surrounding activities; and d. avoid compromising the operation of future heavy industrial activities within the zone.
HIZ-O3	Land use and subdivision in the Heavy Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it.
HIZ-O4	The adverse environmental effects generated by heavy industrial activities are managed, in particular at zone boundaries.
HIZ-O5	The Heavy Industrial zone accommodates a limited range of ancillary activities where they support on-site heavy industrial activity.
Policies	
HIZ-P1	Enable the development and operation of heavy industrial activities in this zone.
HIZ-P2	Require all subdivision in the Heavy Industrial zone to provide the following reticulated services to the boundary of each lot: <ol style="list-style-type: none"> a. telecommunications: <ol style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply, and stormwater where they are available.

HIZ-P3	Avoid the establishment of activities that do not support the function of the Heavy Industrial zone, including: <ul style="list-style-type: none"> a. residential activities; b. retirement villages; c. education facilities; d. recreational activities; and e. commercial activities not ancillary to the on-site heavy industrial use.
HIZ-P4	Require heavy industrial activities to internalise adverse effects on-site as far as practicable, particularly along the interface of surrounding zones.
HIZ-P5	Only provide for ancillary activities where: <ul style="list-style-type: none"> a. there is a direct relationship to the heavy industrial activity on-site; and b. it does not compromise the ability of other activities in the Heavy Industrial zone to operate efficiently and effectively.
HIZ-P6	Avoid land fragmentation that diminishes the ability of a site in the Heavy Industrial zone to accommodate a wide range of heavy industrial activities.
HIZ-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: <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the heavy industrial environment and purpose of the zone; b. the location, scale and design of buildings and structures, outdoor storage areas, parking and internal roading; c. for non-industrial activities: <ul style="list-style-type: none"> i. scale and compatibility with industrial activities; ii. potential reverse sensitivity effects on industrial activities; d. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones; e. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste such as industrial by-products; f. managing natural hazards; g. the adequacy of roading infrastructure to service the proposed activity; h. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and i. 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 Matters 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 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.

HIZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Heavy Industrial zone	<p>Activity status: Permitted Where: PER-1 Any ancillary activity (excluding 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.</p> <p>PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards: HIZ-S1 Maximum height; HIZ-S2 Height in relation to boundary; HIZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); HIZ-S4 Setback from MHWS; HIZ-S5 Outdoor storage; HIZ-S6 Landscaping and screening on road boundaries; HIZ-S7 Landscaping for adjoining sites other than mixed use or industrial; and HIZ-S8 Coverage.</p>	<p>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.</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
HIZ-R2	Trade supplier	
Heavy Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
HIZ-R3	Service station	
Heavy Industrial zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
HIZ-R4	Ancillary activity on the same site as the industrial activity	
Heavy Industrial zone	<p>Activity status: Permitted Where: PER-1 It is not a noise sensitive activity.</p>	Activity status where compliance not achieved with PER-1: Non-complying
HIZ-R5	Conservation activity	
Heavy Industrial zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
HIZ-R6	Offensive trade	
Heavy Industrial	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

zone		
HIZ-R7	Commercial activity	
Heavy Industrial zone	Activity status: Discretionary Where: PER-1 It is limited to commercial service and excludes trading in goods or equipment.	Activity status where compliance not achieved: Non-complying
HIZ-R8	Activities not otherwise listed in this chapter	
Heavy Industrial zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
HIZ-R9	Residential activity	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R10	Community facility	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R11	Community corrections activity	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R12	Retirement village	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R13	Visitor accommodation	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R14	Educational facility	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R15	Sport and recreation activity	
Heavy Industrial zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HIZ-R16	Primary production	
Heavy Industrial	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

zone		
Standards		
HIZ-S1	Maximum height	
Heavy Industrial zone	<p>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 Rural Production, Settlement or Natural Open Space shall not exceed 2m in height.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
HIZ-S2	Height in relation to boundary	
Heavy Industrial zone	<p>Any building or structure, or extension or alteration to an existing building or structure, adjoining a site zoned Rural Production, Settlement or Natural Open Space must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> 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; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
HIZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Heavy industrial zone	<p>The building or structure, or extension or alteration to an existing building or structure, must be setback at least 10m from all boundaries, except that a minimum setback of 5m applies from any site in the Light Industrial zone.</p> <p>This standard does not apply:</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the natural character of the coastal environment; b. screening, planting and landscaping on the site;

	<ul style="list-style-type: none"> i. to fences or walls no more than 2m in height; or ii. uncovered decks less than 0.5m1m in height above ground level. 	<ul style="list-style-type: none"> 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.
HIZ-S4	Setback from MHWS	
Heavy industrial zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
HIZ-S5	Outdoor storage	
Heavy Industrial zone	<p>Any outdoor storage areas, except for the display of 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.</p> <p>This standard does not apply to construction materials to be used on-site for a maximum period of 12 months.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping measures proposed; d. topographical or other site constraints making compliance with the standard impractical; e. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and f. the design, layout and use of the site which may compensate for

		reduced, alternative or no screening.
HIZ-S6	Landscaping and screening on road boundaries	
Heavy industrial zone	<ol style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
HIZ-S7	Landscaping for adjoining sites other than mixed use or industrial	
Heavy industrial zone	<p>Side boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must:</p> <ol style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
HIZ-S8	Coverage	
Heavy industrial zone	<ol style="list-style-type: none"> The combined building and impermeable surface coverage of the site must be no more than 15%; and The stormwater collection system is designed in accordance with Far North District Council Engineering Standards April 2022. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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

		<p>provisions of any catchment or drainage plan for that catchment;</p> <ul style="list-style-type: none"> d. 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. the extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.
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This section has rules that have legal effect. Please check the ePlan to see what the legal effect is or subject to appeal.

Overview

Heritage Area Overlays apply in geographical locations where there are significant clusters of historic heritage. Council has responsibilities under the RMA, the NZCPS and the NRPS to protect historic heritage. This requires land use and subdivision within Heritage Area Overlays to be managed to ensure the district's rich historic heritage is saved for current and future generations to enjoy and learn the stories they have to tell. Historic Heritage is also protected under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZP).

Each Heritage Area Overlay has unique heritage values, context and landscapes which require protection. As such objectives, policies and rules within this chapter are specific to each Heritage Area Overlay. The Historical Heritage chapter includes objectives and policies relevant to the protection of Heritage Resources which must be considered when assessing proposals within Heritage Area Overlays in addition to the specific Heritage Area Overlay framework.

Heritage Area Overlays also contain cultural landscapes, and clusters of Sites and Areas of Significance to Māori. The Sites and Areas of Significance to Māori chapter includes objectives, policies and rules which must be considered when assessing proposals within Heritage Area Overlays that also contain scheduled Sites and Areas of Significance to Māori.

There are nine scheduled Heritage Area Overlays in the Plan:

Kerikeri Heritage Area Overlay

The Kerikeri Heritage Area Overlay contains Heritage Resources of regional and national significance. The Kerikeri Basin forms the heart of the overlay and is a registered historic area under the HNZP. The historic character of the Kerikeri Basin derives from its outstanding historic significance as one of the first areas in New Zealand characterised by contact between Māori and European colonial settlement. The Heritage Area Overlay contains several Category 1 historic buildings and features, Sites and Areas of Significance to Māori, a historic pa site, and archaeological and historic sites of critical importance to the nation's heritage.

The Kerikeri Heritage Area Overlay has been separated into two parts:

Part A:

Covers the Kerikeri Basin Historic Area, which retains a high proportion of its original characteristics and its integrity of place, which have been enhanced through the discontinuation of the road that previously went past the Stone Store and Kemp House, and over the river. Individual sites within the historic area have been actively managed as historic places of significance and much of the area along and adjacent to the river banks contains regenerated bush.

Part B:

Covers the archaeologically sensitive slopes surrounding Kororipo Pā and the Church Missionary Settlement (CMS). The north and east ridge line also provide the sight lines from Kororipo Pā. There still remains a legacy of early horticultural subdivision pattern which supports the identity of Kerikeri, predominantly located along the Kerikeri Inlet Road ridgeline.

Kohukohu Heritage Area Overlay

The Kohukohu Heritage Area Overlay has high significance both locally and regionally due to early European settlement on the Hokianga Harbour associated with the Kauri timber trade. The Kohukohu township has high context value and integrity as a physical link with the early days of the district's development when shipping was the main form of transport.

Kohukohu is an unaltered and compact example of a nineteenth century European coastal township at the heart of the New Zealand timber trade. Kohukohu has outstanding local and regional heritage significance for its architectural and technological qualities as an intact and compact Victorian colonial settlement largely constructed between 1880 and 1910. The Kohukohu Stone Bridge is a nationally significant heritage structure, being the earliest surviving bridge in the country. There are only two formally recorded archaeological sites within the heritage area, both of European Origin (the school and the Hokianga Sawmill). However, the Old Stone Bridge, reclamation between it and the current foreshore, and the majority of scheduled/listed buildings are dated prior to 1900.

Kororāreka Russell Heritage Area Overlay

The Kororāreka Russell Heritage Area Overlay contains the nationally significant Kororāreka Russell, which is a historically significant location of Māori and Early European settlement in the Bay of Islands. It is representative of the rich tapestry of early Māori, European, Colonial, and Modern settlement within the district. Pre-European Pā sites are recorded on the headlands to the north and south of the historical town centre, middens are recorded at Matauwhi Bay, with a high concentration of historic heritage buildings within the town centre. In 1830, Kororāreka is recorded as the site of a battle between rival Māori (The 'girls war'), involving Hōne Heke amongst others.

Kororāreka Russell has architectural significance as a very good example of nineteenth and early twentieth century settlement and includes several important historical buildings. Several of these are scheduled in the New Zealand Heritage List as places of national significance. Development in the second half of the 20th century has been limited, so that Kororāreka Russell retains a high degree of historic heritage integrity and context, which is significant at the regional and national level.

The Kororāreka Russell Heritage Area Overlay includes four heritage parts: 'The Strand', 'Wellington Street', 'Christ Church' and the remainder of the area. All of these parts have historical significance to the township of Kororāreka Russell and contribute to its unique heritage values:

Part A - The Strand:

Covers 'The Strand' and 'Cass Street'. The historic character of this part of Kororāreka Russell derives principally from its exceptional buildings of great quality and known historic interest, for example, the Bungalow and Pompallier House. This location has a strong association with the waterfront and is characterised by the mass of larger, older buildings and the strong identity at intersections that gives a distinct "corner quality". The residential component at the north end of the Strand Precinct is characterised by closely aligned buildings of generally older single storey style of modest scale, with a few two storey buildings evident. While the buildings differ in style, scale, form and proportion, there is considerable use of veranda, roof forms and materials that reflect an earlier architectural style. Part A - The Strand is essential to the protection of the heritage values of Kororāreka Russell as a whole. In addition, the entire area is an archaeological site in terms of the HNZP, and therefore it is important to ensure that valuable information on New Zealand's earliest historic period of European settlement is not lost.

Part B - Wellington Street:

Covers the Wellington-York Street intersection, the principal feature of which is the Kororāreka Domain, giving the area an open space quality. The residential character of this location is the low key with informal siting of buildings. The style is predominantly villas or bungalows that have a historic value and contribute to the distinctive character of the area. A bush backdrop extends around to the coastal edge of the part, where the cottages located within it have a feeling of detachment from the Russell Town proper.

Part C - Christ Church Precinct:

Covers the Christ Church itself, being the oldest church in New Zealand. The open space of the church yard provides a valuable foreground and informal area on entry into the Kororāreka Russell Town.

Part D - Remainder of Overlay:

Covers the remainder of the Kororāreka Russell Heritage Area Overlay and reflects the original street layout and subdivision patterns and contains archaeological sites that indicate a relatively high sensitivity and risk of revealing archaeological deposits relating to earlier Maori and European

occupation. It includes the cultural and archaeological landscape provided by the two headlands north and south of the beach. It also includes Matauwhi Bay which represents earlier Maori activity and some European settlement contemporary with Kororāreka Russell.

Mangōnui and Rangitoto Peninsula Heritage Area Overlay

The Mangōnui and Rangitoto Peninsula Heritage Area Overlay identifies the highly significant historical and contextual value of this area. The township of Mangōnui, with its historical past, is a physical link with the early days of the district's development when shipping was the main form of transport. This is expressed in a number of buildings or groups of buildings with historical significance and visual character.

Individual and interrelated Sites and Areas of Significance to Māori, outstanding natural features and landscapes and natural topography underlay the identity of the place, as a historically important harbour town. There are clusters of Sites of Significance to Māori on surrounding headlands and islands which attest to earlier Māori settlement of the area generally. Recorded archaeological sites include historical middens, the site of a former commercial building, and one shell midden located on the foreshore. An early trackway is recorded, running up the ridgeline above Mangōnui, past the Anglican Church and school and along Colonel Mould Drive.

The Mangōnui, Rangikapiti and Rangitoto Peninsula area contains a wide range of recorded archaeological sites and demonstrates coastal development from early Māori settlement to early modern. Māori occupied the area at least 500 years prior to the first European settlement, with evidence of early waka landings. It is also a colonial period township of regional importance. Rangikapiti and Rangitoto Pā are examples of headland pā sites. The Rangitoto peninsula is known for its archaeological values through heavy involvement in the timber trade, its flax industry, and whalers and sealers in the late seventeenth century, visible today in Butler House and the Whaling Museum on Butler Point. These early settlements are strongly associated with the development of the township.

The Mangōnui and Rangitoto Peninsula Heritage Area Overlay has been separated into two parts:

Part A:

Covers the old business area of Mangonui in which examples of the township's early commercial and public buildings remain, such as the courthouse, the Post Office, and the Store. Part A extends to include a cluster of historic residential buildings which reflect some of the earliest residential units. The special heritage character of the Mangōnui Township waterfront derives from the external appearance of the historic buildings, and their association with the harbour edge.

Part B:

Covers the area which falls within the early township having been generally developed by 1948. Reflecting the surviving historical boundaries, commercial, residential and public buildings, and areas of higher potential archaeological sensitivity. Rangikapiti and Mangonui Domain support the nature of historical development and include a significant pa site. The largely undeveloped coastal and conservation land of Rangitoto Point is included, where a high density of archaeological sites has been recorded containing several pa sites and terraces, as well as the mid-19th century trading post at Butlers Trading Post (former)Butlers Point. The pa sites at Rangikapiti and Rangitoto Point share strong visual connections and context, as two sites guarding the harbour mouth.

Paihia Heritage Area Overlay

The Paihia Heritage Area Overlay has outstanding heritage values related to the historical events surrounding the establishment of the "mission settlement" by Henry Williams and the Church Missionary Society in 1823, and early 'pre-treaty' negotiations with British representative James Busby, and Māori leaders seeking the protection of Britain.

The area has high context value as an integral component of a network of heritage resources contained within the Bay of Islands, including the Waitangi Treaty Grounds and the Russell Township. These combine to contribute to the appreciation and understanding of the places and

events associated with a nationally significant period of Paihia's heritage.

The Church Missionary Society mission at Paihia played a central part in the development of a range of activities in early colonial New Zealand, including the first ship building, printing (Colenso's press), schools and pre-Treaty interaction and negotiations with Māori leaders, and was also a site visited by many prominent Europeans in the 1820's and 30's.

No one heritage era is the sole focus of the Heritage Area Overlay, which is a current reflection of a number of past and remaining practices that have created the unique and special place it is today. The identified area contains development that is well spaced, residential in character with expansive lawned areas, retaining some of the character of the early mission station. These surroundings are further complemented by views to the bush clad hills of the Paihia Scenic Reserve, which forms a backdrop to the Heritage Area, and their overall place within a coastal environment setting.

The Paihia Heritage Area Overlay has been separated into two parts:

Part A:

Covers the cluster of heritage resources and is based on historical boundaries, streets, archaeological sites, and surviving landscape characteristics, and applies to land within Paihia that has retained a unique combination of spatial, built, coastal landscape and amenity characteristics throughout that evolution. It includes a range of sites and buildings which reflect the historical events and development of this coastal township over time. These range from the surviving earthworks of headland pa sites, residential buildings, church and monumental architecture, such as the Māori people's memorial dedicated to Henry Williams and St Paul's cemetery to the Williams House (now public library) and the Village Green.

Part B:

Covers the Sites of Significance to Māori along the foreshore and within scenic reserves, and the important historic sites located near the Horotutu Creek, which is itself an important historical landscape feature. The archaeological potential for sites within the former low-lying field systems, from numerous historical images and currently recorded archaeological sites. The forested high ground to the Southwest of MacMurray Road is included as an area of archaeological potential associated with the recorded location of Te Koke's Pa.

Pouerua Heritage Area Overlay

The Pouerua Heritage Area Overlay identifies the distinguished historical landscape, significant wāhi tapu and diversity of heritage values of Pouerua. The overlay embodies the mana of Ngāpuhi, the historic engagements of Māori and Pakeha in war and peace, and has been preserved to date by the separate and collective effects of iwi, hapu and others. There are major Māori fortifications on the rim of the Pouerua volcanic cone, hundreds of terraces on the flanks, and intensive evidence of pre-European and 19th century gardens and settlements on the lava field. Pouerua is considered to be an archaeological site of special and outstanding historical and cultural heritage significance and value. The site and its connecting landscape include:

- The pa Pouerua;
- The stonefield areas gardened by Māori using traditional methods;
- Stonefield systems created by the missionary Williams in his training of Māori in British farming practices; and
- The lake Owhareiti, which is also of cultural importance.

The Pouerua Heritage Area Overlay also includes a number of early settler homesteads, and associated farm buildings, loosely centred on the Holy Trinity Church. As a group, these buildings have outstanding representative value as they reflect the early interactions between the Missionary Archdeacon Henry Williams, local hapu, and early settler families during the middle of the 19th century. Within this context, the Holy Trinity Church represents the important unifying factor of the Anglican mission, and the role of the Church Missionary Society.

The Overlay includes rural land and landmark topographical features of outstanding natural interest

which look down upon, and strongly reflect, the actions of human settlement and rural food production in this locality for the past 700 years approximately.

Rangihoua Heritage Area Overlay

Rangihoua Heritage Area Overlay identifies the outstanding archaeological significance for the long period of Māori occupation of the land prior to European arrival, extending back to at least the 14th century AD, early contact sites and early European settlement sites. Matakā on the north headland is one of five hills that are identified as pou (boundary markers) for Ngāpuhi and Rangihoua has very strong spiritual significance for its many wāhi tapu, and is traditionally important.

Rangihoua has historic heritage value of national importance. As a site of prolonged early contact between Māori and Pakeha, prior to British colonisation, Rangihoua is considered to have outstanding identity value as one of the foundation places of modern bicultural New Zealand. It is recognised as one of the key historic meeting places of two cultures. It is the location of Rangihoua Pa, and the earliest major Māori trading post in New Zealand, controlled by the influential chief Te Pahi whose name remains in the landscape. The earliest land-based church service was performed here, by the missionary Samuel Marsden, and it is the location of the first mission station, the earliest formal land transfer and the first European school in New Zealand. These sites collectively have outstanding contextual value as a group of related places on the land and across the sea to the Te Pahi Islands.

Rāwene Heritage Area Overlay

The Rāwene Heritage Area Overlay identifies the highly historical and contextual value of Rāwene as one of the earliest permanent European settlements in Northland, and as a centre for the export of kauri timber on the Hokianga. Rāwene is a physical link to the early days when shipping was the main form of transport, and this context is maintained today with the car ferry across the Hokianga.

The overlay features a number of scheduled buildings, archaeological sites, and surviving early boundary treatments which share spatial, landscape and historical context. The limestone cliffs on the western edge create a significant natural landmark upon which Rāwene the town was founded. In the wider context Rāwene is one of several early Pakeha settlements associated with the export of Kauri timber from the Hokianga. Includes foreshore around the headland. It encompasses the historical township from the north of Birch Street to the foreshore and it includes scheduled Heritage Resources and a Outstanding Natural Feature.

The pattern of subdivision is unchanged from the early days of the township, with a number of pre-1940 villas and bungalows concentrated along the higher ground either side of Parnell Street. Architecturally, the significant built heritage of the Rāwene Heritage Area Overlay derives from the survival of the historic commercial buildings on the headland, and their association with the waterfront.

The Rāwene Heritage Area Overlay has been separated into two parts:

Part A:

Covers the old business area of Rāwene, in which examples of the township's early commercial and public buildings remain, such as the Masonic Hotel and Clendon House. The special heritage character of Rāwene is derived from the external appearance of the historic buildings, and their association with the waterfront.

Part B:

Covers the area which falls within the early township, within which the properties follow a distinctly different (earlier) subdivision form. A number retain examples of villa, bungalow and state house construction. The area reflects surviving historical boundaries, commercial, residential and public buildings, and areas of higher archaeological potential for early settlement along the ridgeline either side of Parnell Street.

Te Waimate Heritage Area Overlay

The Te Waimate Heritage Area Overlay is of outstanding local, regional and national importance as a landscape which shows the progression of pre-contact Māori Settlement, early interaction with settlers, and a scene of nationally important historic events including the signing of the Treaty of Waitangi. The overlay is one of the birthplaces of modern agricultural practice and farming tradition in New Zealand. It contains several important examples of early colonial architecture and landscaping practices and the second oldest surviving building in New Zealand. The St Pauls burial ground is outstandingly important as one of New Zealand's earliest churchyards. Its grave markers and other elements contribute towards an understanding of burial, commemoration and other aspects of early colonial and later life. The site has considerable spiritual and symbolic value to both Māori and Pakeha, having been at the heart of Christian worship and commemoration in the district for well over 170 years.

This area is part of a broader cultural landscape, which incorporates other important structures, buried archaeological remains and historic trees, as well as wāhi tapu. Sites and Areas of significance to Māori are prominent within the overlay, including Okuratope Pā which is highly significant to Ngapuhi, in the early 19th century, Okuratope was the strong hold of Hongi Hika and his half-brother Kaingaroa.

Council has responsibilities under the RMA, the NZCPS and the NRPS to manage Historic Heritage.

Objective for all Heritage Area overlays	
HA-O1	The heritage values of Heritage Area Overlays, as derived from the sites, buildings and objects of historic significance, archaeological sites and landform, are identified and protected.
Policy for all Heritage area overlays	
HA-P1	To protect the unique heritage values of each Heritage Area overlay by: <ol style="list-style-type: none"> a. identifying and protecting the heritage buildings, objects and sites, and archaeological sites within the Heritage area overlay; b. maintaining the architectural and historical integrity of scheduled Heritage Resources; c. acknowledging the surrounds or setting of the Heritage area overlay which has an important relationship with the values of the Heritage Resources; d. providing for construction and alteration of buildings or structures when they contribute to the cultural values, character and heritage values of the Heritage area overlay; and e. providing for the demolition of non-heritage buildings or structures when they do not contribute to the cultural values, character and heritage values of the Heritage area overlay.
Policies for Kerikeri Heritage area overlay	
HA-P2	To maintain the integrity of the Kerikeri Heritage area overlay and protect the heritage values by retaining the visual dominance and connection of the Kerikeri Mission Station buildings and Kororipo Pa through: <ol style="list-style-type: none"> a. the control of the scale, form, colour; and b. location of alterations and development of buildings or structures.
HA-P3	To maintain visual connection to Kororipo Pā, the Stone Store and Kemp House by limiting built development and landscaping within Part B to protect viewshafts of Kororipo Pā.
Policies for Kohukohu Heritage area overlay	

HA-P4	<p>To maintain the integrity of the Kohukohu Heritage area overlay and protect the heritage values by:</p> <ol style="list-style-type: none"> a. retaining the compact and intact range of public, commercial and residential heritage buildings, generally dating between 1880 and 1910, which demonstrate the development of the town during the Kauri Timber industry boom; and b. ensuring subdivision complements the form of the early township and the surviving historical boundaries.
HA-P5	<p>To enable subdivision and land use that recognises and protects the historical significance of Kohukohu as a place of early settlement, trade and interaction between Māori and Pakeha on the Hokianga.</p>
Policies for Kororāreka Russell Heritage area overlay	
HA-P6	<p>To maintain the integrity of the Kororāreka Russell Heritage area overlay and protect the heritage values by:</p> <ol style="list-style-type: none"> a. maintaining the architecture and integrity of the build form within Part A The Strand, recognising the use of veranda, roof forms and materials that reflect an earlier architectural style; b. maintaining Part A The Strand as predominately a pedestrian area; c. protecting the architecture and integrity of the build form within Part B Wellington Street, recognising the low key informal siting of buildings, bush backdrop and villa or bungalow style build form; d. recognising and protecting the foreground and informal area upon entry of the Village created by the open space of the Christ Church building and yard of Part C Christ Church; e. ensuring subdivision reflects the form of the early township and the surviving historical boundaries and street layout; f. protecting scheduled archaeological sites from damage or destruction, and retrieving archaeological information whenever unscheduled archaeological sites are discovered; g. acknowledging and protecting the landforms and setting of Russell Kororāreka which have an important relationship to the values of the heritage area; and h. protecting boundary treatments and landscape areas associated with Scheduled Heritage Resources.
HA-P7	<p>To enable subdivision which recognises and protects the heritage values of the Sites and Areas of Significance to Māori, particularly the relationship of the Pā sites located on the headlands to the north and south of the historical Russell Kororāreka town centre.</p>
Policies for Mangōnui and Rangitoto Peninsula Heritage area overlay	
HA-P8	<p>To maintain the integrity of the Mangōnui and Rangitoto Peninsula Heritage area overlay and protect the heritage values by:</p> <ol style="list-style-type: none"> a. retaining the compact and intact range of public, commercial and residential heritage buildings in Part A, reflective of a colonial period coastal settlement township; b. ensuring subdivision complements the form of the early township and the surviving historical boundaries and street layout; and c. protecting scheduled archaeological sites from damage or destruction and retrieving archaeological information whenever unscheduled archaeological sites are discovered.
HA-P9	<p>To enable subdivision and land use in Part B which recognises and protects the heritage values, strong connection and context of the Rangikapiti and Rangitoto Point pa sites guarding the Mangōnui harbour mouth.</p>

Policies for Paihia Heritage area overlay	
HA-P10	To maintain the integrity of the Paihia Heritage area overlay and protect the heritage values by recognising and providing for: <ol style="list-style-type: none"> a. Paihia's context value as an integral component of a network of Heritage Resources contained within the Bay of Islands, including the Waitangi Treaty Grounds and the Russell Township; b. the topography, foreshore and scenic reserves located on higher ground and on headlands at either end of Paihia Beach which contribute to the heritage landscape; and c. the contribution of the non-contiguous relationship of Heritage Resources throughout the Heritage area overlay to its overall historic value.
HA-P11	To recognise and provide for the protection of potential archaeological sites and Sites and Areas of Significance to Māori along the foreshore, within scenic reserves and near Horotutu Creek through the use of accidental discovery protocols.
Policies for Pouerua Heritage area overlay	
HA-P12	To maintain the integrity of the Pouerua Heritage area overlay and protect the heritage values by: <ol style="list-style-type: none"> a. recognising that Pouerua sits within a rural farming landscape with numerous Māori stone field systems, and historical drywall boundaries which reflect early rural subdivisions; and b. protecting the Sites and Areas of Significance to Māori, the pa sites and other landscape features which share a strong contextual and visual connection with the central Pouerua Pa.
HA-P13	To enable subdivision and land use which recognises and protects the cultural and heritage values of Pouerua, and the strong connection and context of Pouerua scoria cone, Ohaewai volcanic field and Ngahuha scoria cone.
Policies for Rangihoua Heritage area overlay	
HA-P14	The archaic value of the landforms and objects of historic significance at Rangihoua, and their context is retained by: <ol style="list-style-type: none"> a. limiting the location, type, scale and nature of buildings or structures, including any additions or alterations.
HA-P15	The significant land features Rangihoua Pā, Te Pahi's Entrepot, Oihi and Te Puna and their connections are protected by: <ol style="list-style-type: none"> a. the control of scale, form, colour and location of buildings or structures, including additions or alterations.
Policy for Te Waimate Heritage area overlay	
HA-P16	To maintain the integrity of the Te Waimate Heritage area overlay and protect the heritage values by: <ol style="list-style-type: none"> a. recognising that the area is part of an early attempt to create an English-style landscape in New Zealand and spread European agricultural methods; b. avoiding adverse effects on the heritage values of the Te Waimate Mission house, which is the second oldest standing building in New Zealand, having been built in 1832; and c. recognising that the area is part of an extensive historic landscape, which includes buried archaeological deposits, Okuratope Pā, other standing structures and natural features and the oldest road in the country, identified as the Te Waimate North Road, from Kerikeri.
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 the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. Any activity that requires resource consent shall consider the Historic Heritage chapter and Sites and Areas of Significance to Māori chapter objectives and policies.
3. Historic Heritage chapter and the Sites and Areas of significance to Māori chapter rules may also apply in addition to the Heritage area overlay rules.
4. 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.

HA-R1	Maintenance and repair of buildings or structures	
<p>All zones Heritage Area overlays:</p> <p>Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate</p>	<p>Activity status: Permitted</p> <p>Where: PER-1</p> <p>The building or structure is a scheduled Heritage Resource and:</p> <ol style="list-style-type: none"> 1. the building or structure is not added to or altered; 2. the existing external visual appearance of the building or structure is not changed; and 3. if the building or structure is not repainted in its existing colour scheme, it must comply with standard HA-S2 Heritage Colours. <p>PER-2</p> <p>If the building or structure is located within the Kororāreka Russell Heritage Overlay and is not repainted in its existing colour scheme, it must comply with standard HA-S2 Heritage Colours.</p> <p>Note: this rule applies to maintenance or repair works, if the works do not meet the definition of maintenance or repair then refer to the other relevant rules for additions and alterations.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the necessity of the work to maintain or repair the building or structure; b. whether any proposed change to the building or structure will adversely affect the heritage values of the Heritage area overlay; c. whether the proposed change will adversely affect the heritage values of any nearby Scheduled Heritage Resource; d. whether there is a practicable reason why the building or structure needs to be altered or have its appearance changed; e. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; f. the colour of all exterior surfaces and their appropriateness within the Heritage area overlay; and g. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.
HA-R2	Additions or alterations to existing buildings or structures	
All zones	Activity status: Permitted	Activity status where compliance

<p>Heritage Area overlays:</p> <p>Kerikeri — Part B</p> <p>Kororāreka Russell — Part D</p> <p>Mangōnui and Rangitoto Peninsula — Part B</p> <p>Paihia — Part B</p> <p>Pouerua Rangihoua Rāwene Part B</p> <p>Te Waimate</p>	<p>Where:</p> <p>PER-1 The building or structure is not a scheduled Heritage Resource.</p> <p>PER-2 If the addition or alteration is external it is not located within a site containing a scheduled Heritage Resource.</p> <p>PER-3 The addition or alteration to the building or structure complies with standards: HA-S1 Setback from a scheduled Heritage Resource; and HA-S2 Heritage Colours Standard HA-S2 does not apply if the additions or alterations is painted to match the existing colour scheme of the building or structure.</p>	<p>not achieved with PER-2 or PER-3: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the necessity of the addition or alteration; b. whether any proposed change to the building or structure will adversely affect the heritage values of the Heritage overlay; c. whether the proposed change will adversely affect the heritage values of any nearby scheduled Heritage Resource; d. whether there is a practicable reason why the building or structure needs to be altered or have its appearance changed; e. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; f. the colour of all exterior surfaces and their appropriateness within the Heritage overlay; g. any landscaping or fencing to maintain heritage boundary treatments and curtilage; h. the location and relationship of the building or structure in relation to adjoining sites and the road; and i. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua. <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
<p>All zones Heritage Area overlays:</p> <p>Kerikeri — Part A</p> <p>Kohukohu Kororāreka Russell — Part A — The Strand, Part B — Wellington</p>	<p>PER-4 The building or structure is not a scheduled Heritage Resource.</p> <p>PER-5 If the addition or alteration is external it is not located within a site containing a scheduled Heritage Resource.</p> <p>PER-6 The addition or alteration is not visible from any public place.</p> <p>PER-7 The addition or alteration to the building or structure complies with standards: HA S1 Setback from a scheduled Heritage</p>	<p>Activity status where compliance not achieved with PER-4, PER-5, PER-6 or PER-7: Discretionary</p>

Street and Part C — Christ Church Mangōnui and Rangitoto Peninsula — Part A Paihia — Part A Rangihoua Rāwene — Part A Te Waimate	Resource; and HA-S2 Heritage Colours. Standard HA-S2 does not apply if the additions or alterations is painted to match the existing colour scheme of the building or structure.	
HA-R3 Strengthening or fire protection of scheduled Heritage Resource		
All zones Heritage Area overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	Activity status: Permitted Where: PER-1 The strengthening or fire protection elements are not externally visible.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> a. methodologies used to protect and maintain heritage values, including integration with other scheduled Heritage Resources on the site or surrounding area; b. the necessity of the work to achieve seismic resilience, fire protection and ongoing use; c. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; and d. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.
HA-R4 New buildings or structures		
All zones Heritage Area overlays: Kerikeri — Part B Mangōnui and Rangitoto Peninsula — Part B Paihia —	Activity status: Permitted Where: PER-1 The new building or structure is not located within a site containing a scheduled Heritage Resource. PER-2 The building or structure complies with standard HA-S1 Setback from a scheduled Heritage Resource.	Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> a. whether the proposed building or structure will adversely affect the heritage values of the Heritage Area overlay; b. whether the proposed building, structure will adversely affect the heritage values of any nearby

<p>Part B Pouerua Rāwene Part B</p>		<p>scheduled Heritage Resource;</p> <ul style="list-style-type: none"> c. whether there is a practicable reason why the building, structure needs to be located within the Heritage Area overlay; d. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; e. the colour of all exterior surfaces and their appropriateness within the Heritage Area overlay; f. any landscaping or fencing to maintain heritage boundary treatments and curtilage; g. the location and relationship of the building or structure in relation to adjoining sites and the road; and h. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.
<p>HA-R5 Earthworks</p>		
<p>All zones Heritage Area overlays: Kerikeri — Part B Mangōnui and Rangitoto Peninsula — Part B Paihia — Part B Pouerua Rāwene - Part B Te Waimate Kororāreka Russell - Part D</p>	<p>Activity status: Permitted Where: PER-1 The earthworks:</p> <ul style="list-style-type: none"> 1. comply with the relevant permitted activity rules within the Earthworks chapter; and 2. are not within 20m of a scheduled Heritage Resource. 	<p>Activity status where compliance with PER-1 is not achieved: Restricted Discretionary Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. whether the proposed earthworks will adversely affect the heritage values of the Heritage Area overlay; b. whether the proposed earthworks will adversely affect the heritage values of any nearby scheduled Heritage Resource; c. any adverse effects on any archaeological site; d. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; e. any methods of site rehabilitation; f. whether or not EW-S3 Accidental Discovery Protocol has been met; and g. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.
<p>All zones Heritage Area</p>	<p>PER-2 The earthworks:</p> <ul style="list-style-type: none"> 1. do not exceed 2m³ in volume over an 	<p>Activity status where compliance not achieved with PER-2 or PER-3: Discretionary</p>

overlay: Kerikeri — Part A Kororāreka Russell — Part A The Strand	area of 5m ² ; 2. are not within 20m of a scheduled Heritage Resource; and 3. complies with standard HA-S3 Accidental Discovery Protocol.	
All zones Heritage Area overlays: Kohukohu Kororāreka Russell Heritage overlay — Parts B Wellington Street and C Christ Church Mangōnui and Rangitoto Peninsula — Part A Paihia — Part A Rāwene - Part A Rangihoua	PER-3 The earthworks: 1. do not exceed 200m ³ ; 2. are not within 20m of a scheduled Heritage Resource; and 3. complies with HA-S3 Accidental Discovery Protocol.	
HA-R6	Infrastructure and renewable electricity generation infrastructure	
All zones Heritage Area overlays: Kerikeri — Part B Mangōnui and Rangitoto Peninsula — Part B Paihia — Part B Pouerua Rāwene - Part B Te Waimate Kororāreka Russell -	Activity status: Permitted Where: PER-1 The activity is not located within a site containing a scheduled Heritage Resource.	Activity status where compliance with PER-1 is not achieved: Restricted Discretionary Matters of discretion are restricted to: a. whether the proposed infrastructure will adversely affect the heritage values of the Heritage Area overlay; b. whether the proposed infrastructure will adversely affect the heritage values of any nearby Scheduled Heritage Resource; c. whether there is a practicable reason why the infrastructure needs to be located within the Heritage Area overlay or an a site that contains a Scheduled Heritage Resource; d. any assessments or advice from

Part D		<p>a suitably qualified and experienced heritage or cultural expert;</p> <p>e. the colour of all exterior surfaces and their appropriateness within the Heritage Area overlay;</p> <p>f. any landscaping or fencing to maintain heritage boundary treatments and curtilage;</p> <p>g. the location and relationship of the infrastructure in relation to adjoining sites and the road; and</p> <p>h. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua.</p>
HA-R7	Buildings or structures (including additions and alterations) located within the Alderton Park development	
All zones Kerikeri — Part B	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p> <p>The building, structure, addition or alteration complies with the consent notice conditions of RC 2020231 and RC 2100390 or any subsequent extensions or variations where the conditions remain unchanged.</p>	<p>Activity status where compliance with PER-1 not achieved:</p> <p>Discretionary</p>
HA-R8	New buildings or structures	
<p>All zones Heritage Area overlay: Kororāreka Russell Te Waimate</p>	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1</p> <p>The building or structure is not visible from a public place.</p> <p>RDIS-2</p> <p>If the building or structure is located within Kororāreka Russell Part-A, it does not have frontage to the coastal marine area.</p> <p>RDIS-3</p> <p>The building or structure complies with standards:</p> <p>HA-S1: Setback from a scheduled Heritage Resource; and</p> <p>HA-S2: Heritage Colours.</p> <p>Matters of discretion are restricted to:</p> <p>a. whether the proposed building or structure will adversely affect the heritage values of the Heritage Area overlay;</p> <p>b. whether the proposed building or structure will adversely affect the heritage values of any nearby Scheduled Heritage Resource;</p>	<p>Activity status where compliance not achieved with RDIS-1, RDIS-2 or RDIS-3: Discretionary</p>

	<ul style="list-style-type: none"> c. any assessments or advice from a suitably qualified and experienced heritage or cultural expert; d. the colour of all exterior surfaces and their appropriateness within the Heritage Area overlay; e. any landscaping or fencing; f. the location and relationship of the building or structure in relation to adjoining sites, coastal marine area, roads; and g. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation and tangata whenua. 	
HA-R9	New buildings or structures	
All zones Heritage Area Overlays: Kerikeri — Part A Mangōnui and Rangitoto Peninsula — Part A Paihia — Part A Rāwene - Part A Rangihoua Kohukohu	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
HA-R10	Infrastructure and renewable electricity generation infrastructure	
All zones Heritage Area Overlays: Kerikeri — Part A Kohukohu Kororāreka Russell — Part A — The Strand, Part B — Wellington Street and Part C — Christ Church Mangōnui	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

<p>and Rangitoto Peninsula — Part A Paihia — Part A Pouerua Rangihoua Rāwene — Part A Te Waimate</p>		
<p>HA-R11 Activities not otherwise listed in this chapter</p>		
<p>All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnuī and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate</p>	<p>Activity status: Discretionary</p>	<p>Activity status where compliance not achieved: Not applicable</p>
<p>HA-R12-<u>R11</u> Relocation of a Scheduled Heritage Resource</p>		
<p>All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnuī and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate</p>	<p>Activity status: Non-Complying</p>	<p>Activity status where compliance not achieved: Not applicable</p>

HA-R13- R12	Demolition of a scheduled Heritage Resource not otherwise listed in rule HA-R13	
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable
HA-R14- R13	Demolition or relocation of a scheduled Heritage Resource	
All zones Heritage Area Overlay: Kerikeri	Activity status: Prohibited PRO-1 The demolition or relocation of any of the following scheduled Heritage Resources within the Kerikeri Heritage Area Overlay: <ol style="list-style-type: none"> 1. Kerikeri Mission House. 2. Stone Store. 3. St James' Church (Anglican). 4. Kemp House. 	Activity status where compliance not achieved: Not applicable
All zones Heritage Area Overlay: Kohukohu	PRO-2 The demolition or relocation of the following scheduled Heritage Resource within the Kohukohu Heritage Area Overlay: <ol style="list-style-type: none"> 1. Stone arched bridge. 	
All zones Heritage Area Overlay: Kororāreka Russell	PRO-3 The demolition or relocation of any of the following scheduled Heritage Resources within the Kororāreka Russell Heritage Area Overlay listed below: <ol style="list-style-type: none"> 1. Christ Church. 2. Police Station. 3. Clendon Cottage 4. The Gables 5. Four Square Store 	
All zones Heritage Area Overlay:	PRO-4 The demolition or relocation of any of the following Heritage Resources within the Mangōnui and Rangitoto Peninsula Heritage	

Mangōnui and Rangitoto Peninsula	Area Overlay: 1. Butlers House and Trading Station (Former). 2. Mangōnui Hotel. 3. Manqōnui Courthouse (Former).	
All zones Heritage Area Overlay: Paihia	PRO-5 The demolition or relocation of the following Heritage Resource within the Paihia Heritage Area Overlay: 1. Church of St Paul & Henry Williams Memorial.	
All zones Heritage Area Overlay: Pouterua	PRO-6 The demolition or relocation of any of the following scheduled Heritage Resources within the Pouterua Heritage Area Overlay: 1. The Holy Trinity Church (Anglican). 2. The Retreat.	
All zones Heritage Area Overlay: Te Waimate	PRO-8 The demolition or relocation of any of the following scheduled Heritage Resources within the Te Waimate Heritage Area Overlay: 1. Te Waimate Mission House. 2. Church of St John the Baptist (Anglican) and Churchyard. Note: This rule is based on buildings or objects which are listed as Category 1 in the New Zealand Heritage List/Rārangi Kōrero under the Heritage New Zealand Pouhere Taonga Act 2014	
Standards		
HA-S1	Setback from a scheduled Heritage Resource	
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouterua Rangihoua Rāwene Te Waimate	Any construction of buildings or structures and additions and alterations to all buildings or structures shall be setback a minimum of 20m from a scheduled Heritage Resource.	Where the standard is not met, matters of discretion are restricted to: Not applicable
All zones	Any construction of buildings or structures and	Where the standard is not met.

Te Waimate Heritage Overlay	additions and alterations to all buildings or structures shall be setback a minimum of 75m from: <ol style="list-style-type: none"> i. a scheduled Heritage Resource; and ii. the road boundaries of State Highway 1, Te Ahu Ahu, Showgrounds and/or Waikaramu Roads. 	matters of discretion are restricted to: Not applicable
HA-S2	Heritage Colours	
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	The exterior facades of all buildings or structures are finished in accordance with the colour scheme from the following paint ranges or equivalent: <ol style="list-style-type: none"> i. resene heritage colours; ii. resene whites and neutrals; and iii. resene colour range BS5252 (A01-C40 range). 	Where the standard is not met, matters of discretion are restricted to: Not applicable
HA-S3	Accidental discovery protocol	
All zones All Heritage Overlays: Kerikeri Kohukohu Kororāreka Russell Mangōnui and Rangitoto Peninsula Paihia Pouerua Rangihoua Rāwene Te Waimate	On discovery of any suspected sensitive material, the person must take the following steps: <ol style="list-style-type: none"> 1. Cease all works within 20m of any part of the discovery immediately and secure the area, including: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. inform the following parties of the discovery: <ol style="list-style-type: none"> 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 	Where the standard is not met, matters of discretion are restricted to: Not applicable

- 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 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. Resumption 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.

Overview

The district's subtropical climate, soils and access to water provide for a wide range of existing and potential horticulture activities. Kerikeri and Waipapa both have versatile soils, access to irrigation networks and established supporting horticultural infrastructure, which provides ideal conditions for undertaking productive horticultural activities.

Kerikeri and Waipapa are experiencing growth in the horticulture sector with increased interest from growers across the country because of these characteristics that make the land highly productive and the comparative price of land per hectare. Land within this area of horticulture is under pressure from fragmentation, a buoyant housing market and high growth in this part of the district. This has a significant effect on the horticulture sector's ability to grow and has resulted in the loss of existing horticulture activities. It also has resulted in reverse sensitivity issues between horticultural operations and residential activities, due to concerns over chemical use, scale of operations and noise for example.

The purpose of the Horticultural zone is to protect this area for horticultural activities for the benefit of current and future generations. Activities in the Horticulture zone provide a significant contribution to the district's economic well-being in terms of gross domestic product, jobs and flow on-benefits to the rural economy. This zone will support the sustainable growth of this sector and ensure that Kerikeri and Waipapa's highly productive land and irrigation networks are protected for horticulture activities.

Council has a responsibility under the RMA and the NRPS to protect versatile soils, prevent fragmentation and sterilisation of this land, and protect primary production activities from reverse sensitivity. While there may be tensions with landowners wanting the ability to subdivide and/or use the land for purposes other than horticulture within the Horticulture zone, this should be avoided unless there is a greater public benefit in doing so.

Objectives	
HZ-O1	The Horticulture zone is managed to ensure its long-term availability for horticultural activities and its long-term protection for the benefit of current and future generations.
HZ-O2	The Horticulture zone enables horticultural and ancillary activities, while managing adverse environmental effects on site.
HZ-O3	Land use and subdivision in the Horticulture zone: <ol style="list-style-type: none"> a. avoids land sterilisation that reduces the potential for highly productive land to be used for a horticulture activity; b. avoids land fragmentation that comprises the use of land for horticultural activities; c. avoids any reverse sensitivity effects that may constrain the effective and efficient operation of primary production activities; d. does not exacerbate any natural hazards; e. maintains the rural character and amenity of the zone; f. is able to be serviced by on-site infrastructure.
Policies	
HZ-P1	Identify a Horticulture zone in the Kerikeri/Waipapa area using the following criteria: <ol style="list-style-type: none"> a. presence of highly productive land suitable for horticultural use; b. access to a water source, such as an irrigation scheme or dam able to support horticultural use; and c. infrastructure available to support horticultural use.

HZ-P2	<p>Avoid land use that:</p> <ul style="list-style-type: none"> a. is incompatible with the purpose, function and character of the Horticulture zone; b. will result in the loss of productive capacity of highly productive land; c. compromises the use of highly productive land for horticultural activities in the Horticulture zone; and d. does not have a functional need to be located in the Horticultural zone and is more appropriately located in another zone.
HZ-P3	<p>Enable horticulture and associated ancillary activities that support the function of the Horticulture zone, where:</p> <ul style="list-style-type: none"> a. adverse effects are contained on site to the extent practicable; and b. they are able to be serviced by onsite infrastructure.
HZ-P4	<p>Ensure residential activities are designed and located to avoid, or otherwise mitigate, reverse sensitivity effects on horticulture activities, including adverse effects associated with dust, noise, spray drift and potable water collection.</p>
HZ-P5	<p>Manage the subdivision of land in the Horticulture zone to:</p> <ul style="list-style-type: none"> a. avoid fragmentation that results in loss of highly productive land for use by horticulture and other farming activities; b. ensure the long-term viability of the highly productive land resource to undertake a range of horticulture uses; c. enable a suitable building platform for a future residential unit; and d. ensure there is provision of appropriate onsite infrastructure.
HZ-P6	<p>Encourage the amalgamation or boundary adjustments of Horticulture zoned land where this will help to make horticultural activities more viable on the land.</p>
HZ-P7	<p>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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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; <ul style="list-style-type: none"> 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, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. 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.

HZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Horticulture zone	<p>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: HZ-S1 Maximum height; HZ-S2 Height in relation to boundary; HZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); HZ-S4 Setback from MHWS; HZ-S5 Building or structure coverage; and HZ-S6 Buildings or structures used to house, milk or feed stock (excluding buildings used for an intensive indoor primary production activity). PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	<p>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</p>
	<p>Activity status where compliance not achieved with PER-1 <u>or PER-3</u>: Discretionary</p>	
HZ-R2	Impermeable surface coverage	
Horticulture zone	<p>Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 15%.</p>	<p>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</p>

		<p>on site;</p> <p>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; and</p> <p>d. whether low impact design methods and use of green spaces can be used;</p> <p>e. any cumulative effects on total catchment impermeability;</p> <p>f. natural hazard mitigation and site constraints; and</p> <p>g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</p>
HZ-R3	Residential activity	
Horticulture zone	<p>Activity status: Permitted Where: PER-1 The number of residential units on a site does not exceed one.</p>	<p>Activity status where compliance not achieved with PER-1 Discretionary</p>
HZ-R4	Home business	
Horticulture zone	<p>Activity status: Permitted Where: PER-1 The home business is within a residential unit or accessory building, where the accessory building is no more than 40m². 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 materials or articles associated with an activity must be carried out within a building or screened from residential units on adjoining sites. PER-4 Hours of operation must be between: 1. 7am - 8pm Monday to Friday. 2. 8am - 8pm Weekends and public holidays.</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2, PER-3 or PER- 4: Discretionary</p>
HZ-R5	Farming activity	
Horticulture zone	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>
HZ-R6	Rural produce retail	

Horticulture zone	Activity status: Permitted Where: PER-1 The activity does not exceed GBA of 100m ² and is setback 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
HZ-R7	Rural produce manufacturing	
Horticulture zone	Activity status: Permitted Where: PER-1 The building does not exceed GFA of 100m ² . PER-2 The number of rural 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
HZ-R8	Conservation activity	
Horticulture zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
HZ-R9	Garden centres ancillary to the horticulture activity occurring on site	
Horticulture zone	Activity status: Permitted Where: PER-1 The retail component of the garden centre does not exceed GBA of 100m ² and is setback a minimum of 30m from any internal boundary. PER-2 Retail sales are limited to the sale of product grown on the site.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
HZ-R10	Plant and food research	
Horticulture zone	Activity status: Permitted Where: PER-1 The research is to support the horticulture sector and requires crop growing and research facilities on the same site.	Activity status where compliance not achieved with PER-1: Discretionary
HZ-R11	Plantation forestry and plantation forestry activity	
Horticulture zone	Activity status: Permitted Where: PER-1 Plantation forestry and plantation forestry	Activity status where compliance not achieved with PER-1: Discretionary

	activities are not located on versatile soils.	
HZ-R12	Visitor accommodation	
Horticulture zone	Activity status: Discretionary Where: PER-1 The visitor accommodation is undertaken within a 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: Non-complying
HZ-R13	Education facility	
Horticulture zone	Activity status: Discretionary Where: PER-1 The education facility is undertaken within a 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: Non-complying
HZ-R14	Rural industry	
Horticulture zone	Activity status: Discretionary Note: Rural Produce Manufacturing is controlled by HZ-R7	Activity status where compliance not achieved: Not applicable
HZ-R15	Rural tourism activity	
Horticulture zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
HZ-R16	Activities not otherwise listed in this chapter	
Horticulture zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
HZ-R17	Community facility	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R18	Retirement village	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R19	Commercial activity not otherwise listed as permitted or discretionary	
Horticulture zone	Activity status: Non-complying	Activity status where compliance

zone		not achieved: Not applicable
HZ-R20	Industrial activity	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R21	Intensive indoor primary production	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R22	Commercial composting	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R23	Offensive trade	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R24	Community correction facility	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R25	Mineral extraction activity	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HZ-R26	Landfill	
Horticulture zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
HZ-S1	Maximum height	
Horticulture zone	<p>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.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding environment; b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant 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.
HZ-S2	Height in relation to boundary	

<p>Horticulture zone</p>	<p>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:</p> <ol style="list-style-type: none"> 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 the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
<p>HZ-S3</p>	<p>Setback (excluding from MHWS or wetland, lake and river margins)</p>	
<p>Horticulture zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries, except</p> <ol style="list-style-type: none"> 1. habitable buildings are setback at least 30m from the boundary of an unsealed road; and 2. artificial crop protection and support structures are setback at least 3m from all site boundaries. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. uncovered decks less than 1m in height above ground level; ii. underground wastewater infrastructure; and iii. water tanks less than 2.7m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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 access, egress on site and the roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.
<p>HZ-S4</p>	<p>Setback from MHWS</p>	
<p>Horticulture zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 30m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p>

		<ul style="list-style-type: none"> 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.
HZ-S5	Building or structure coverage	
Horticulture zone	<p>The building or structure coverage of the site area is no more than 12.5%.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. crop protection covers; or ii. tunnel and glass houses. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
HZ-S6	Buildings or structures used to house, milk or feed stock (excluding buildings used for an intensive indoor primary production activity)	

Horticulture zone	<p>Stock holding and feeding areas, milking sheds and buildings used to house or feed stock must be setback:</p> <ol style="list-style-type: none"> 1. From the following boundaries, at least: <ol style="list-style-type: none"> a. 30m from any boundary; or b. 100m from a boundary of of land zoned General Residential, Mixed Use, Settlement, Māori Purpose-Urban; Rural Residential; and 2. At least 100m from residential units on an adjoining site under separate ownership. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
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Overview

The purpose of the Horticulture Processing Facilities zone is to recognise and provide for the operation of large-scale horticulture processing and storage facilities within the district. These large-scale horticulture processing and storage facilities along with the horticulture growing sector play an important role and make a significant contribution to the economic and social wellbeing of the Far North District.

The Horticulture Processing Facilities zone provides for existing horticulture processing and storage facilities that are of a scale that support a range of growers, are within an established network of horticulture growers and are in close proximity to strategic and significant transport infrastructure.

Activities envisioned in this zone are for storage and/or processing produce, including cool stores, packing and distribution facilities as well as supporting administration. The characteristics of these operations are akin to heavy industry and have the potential to cause adverse noise, lighting, stormwater, traffic and amenity effects. Horticulture processing facilities can operate 24 hours a day at certain times of the year and generally require large-scale buildings and associated outdoor areas to support their function. However, they are differentiated by their direct relationship with the rural environment and rural industry sector.

This zone enables the future expansion of horticultural processing and/or storage facilities, provided that the adverse effects of these operations are managed onsite to maintain the character and amenity of the surrounding environment. It is anticipated that these facilities will need to expand to support the growth occurring in the horticulture sector, which is occurring due to investment in the Avocado and Kiwifruit industry in the district, and the construction of new government funded irrigation schemes.

Council has responsibility under the RMA, the National Policy Statement on Urban Development Capacity and the NRPS to ensure that there is sufficient business land available to meet the future demands of the district and that this development is in the right location and appropriately serviced.

Objectives	
HPFZ-O1	Horticulture processing facilities are recognised for their contribution to the social and economic wellbeing of the district and are managed to ensure their long-term protection.
HPFZ-O2	The Horticulture Processing Facilities zone enables the storage, processing, packing and distribution of produce including ancillary facilities, while: <ol style="list-style-type: none"> containing adverse effects onsite; addressing the adverse effects on the supporting roading network.
HPFZ-O3	Land use and subdivision in the Horticulture Processing Facilities zone is supported by appropriate infrastructure.
HPFZ-O4	Land use and subdivision in the Horticulture Processing Facilities zone avoids any reverse sensitivity issues that may occur within the zone and at the zone interface.
Policies	
HPFZ-P1	Enable buildings, structures and activities associated with the horticulture processing facilities where any adverse effects are managed to protect the surrounding character and amenity values.
HPFZ-P2	Manage land use and any associated stormwater runoff by: <ol style="list-style-type: none"> utilising the principles of low impact design;

	<p>b. determining the impacts on Council's reticulated networks; and</p> <p>c. addressing the impacts on existing flood hazards, overland flows paths and the surrounding catchments.</p>
HPFZ-P3	Manage land use that compromises the purpose and function of the Horticulture Processing Facilities zone.
HPFZ-P4	<p>Manage land use to ensure that the Horticulture Processing Facilities zone is appropriately serviced by infrastructure through:</p> <p>a. requiring connections to be provided where reticulated services are available; and</p> <p>b. requiring onsite infrastructure to be provided where reticulated services are not available.</p>
HPFZ-P5	<p>Provide for the removal of a screening shelterbelt planting if it can be demonstrated that:</p> <p>a. it is not required to screen the activities occurring on the site;</p> <p>b. it is not required to mitigate noise or light spill effects; and</p> <p>c. the removal will not create an adverse effect on the surrounding character and amenity values of the area.</p>
HPFZ-P6	<p>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:</p> <p>a. the bulk and scale of buildings, structures, outdoor storage;</p> <p>b. parking and loading requirements;</p> <p>c. number of people on site and visitors, including seasonal peaks;</p> <p>d. level of noise emissions and light spill;</p> <p>e. hours and days of operation, including seasonal peaks;</p> <p>f. character and amenity of the surrounding environment;</p> <p>g. appropriate roading and access, including the type and volume of traffic;</p> <p>h. stormwater effects, including impacts on Council's reticulated network, overland flow paths and surrounding catchments;</p> <p>i. stormwater, wastewater and water supply management, including firefighting supply;</p> <p>j. any provision of low impact design principles</p> <p>k. the temporary or permanent nature of any adverse effects;</p> <p>l. whether the purpose and function of the horticulture processing facility is compromised;</p> <p>m. the management of trade waste; and</p> <p>n. any natural hazards.</p>
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, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. 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 *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.

HPFZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Horticulture Processing Facility zone	<p>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: HPFZ S1 Maximum height; HPFZ S2 Height in relation to boundary; HPFZ S3 Setback (excluding from MHWS or wetland, lake and river margins); HPFZ S4 Setback from MHWS; {Link,7508,HPFZ S5 Outdoor storage; and HPFZ6 Landscaping}.</p>	<p>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</p>
		<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
HPFZ-R2	Impermeable surface coverage	
Horticulture Processing Facility zone	<p>Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 30%.</p>	<p>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; f. natural hazard mitigation and site constraints; and g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</p>
HPFZ-R3	Horticulture processing facility	
Horticulture Processing	Activity status: Permitted	Activity status where compliance not achieved: Not applicable

Facility zone		
HPFZ-R4	Removal of shelterbelts	
Horticulture Processing Facility zone	Activity status: Controlled Matters of control are limited to: <ol style="list-style-type: none"> the use of fencing or landscaping that ensures an adequate level of screening; it is not required to mitigate noise or light spill effects; existing shelterbelts on adjoining properties; and the removal will not create an adverse effect on the surrounding character and amenity values of the area. 	Activity status where compliance not achieved: Not applicable
HPFZ-R5	Activities not otherwise listed in this chapter	
Horticulture Processing Facility zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
HPFZ-R6	Residential activity	
Horticulture Processing zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HPFZ-R7	Industrial activity	
Horticulture Processing zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
HPFZ-R8	Commercial activity	
Horticulture Processing zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
HPFZ-S1	Maximum height	
Horticulture Processing Facilities zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 12m above ground level.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; chimney structures not exceeding 1.2m in width and 1m in height on any elevation; 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 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the character and amenity of the surrounding area; dominance in relation to the road and adjoining 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

	elevation.	constraints.
HPFZ-S2	Height in relation to boundary	
Horticulture Processing Facilities zone	<p>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:</p> <ol style="list-style-type: none"> 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 the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
HPFZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Horticulture Processing Facilities zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m form all internal boundaries and 6m from a road boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. uncovered decks less than 0.5m 1m in height above ground level; ii. underground wastewater infrastructure; or iii. water tanks less than 2.7m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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 access, egress on site and the roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.
HPFZ-S4	Setback from MHWS	

<p>Horticulture Processing Facilities zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 30m from MHWS</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
<p>HPFZ-S5</p>	<p>Outdoor storage</p>	
<p>Horticulture Processing Facilities zone</p>	<ul style="list-style-type: none"> 1. Internal Boundaries: <ul style="list-style-type: none"> i. outdoor storage areas are setback at least 10m; and ii. parking areas are setback at least 6m; 2. Road Boundaries: <ul style="list-style-type: none"> i. outdoor storage areas are setback at least 6m. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the amenity and quality of the road and surrounding area; b. the amenity of adjoining properties, including shading and dominance; c. noise effects; d. lighting effects; e. dust effects; f. screening, planting and landscaping; and g. whether there are any alternate methods used.
<p>HPFZ-S6</p>	<p>Landscaping</p>	
<p>Horticulture Processing Facilities zone</p>	<ul style="list-style-type: none"> 1. Any boundary adjoining a road, or at the boundary of any site that is not zoned Horticulture Processing Facilities must be landscaped by a strip of vegetation or bund which has or will attain a minimum height of 1.8m for a minimum depth of 3m; and 2. The landscaping or bund shall remain on the site for the duration of the activity and be maintained. If any landscaping dies, or becomes diseased or damaged, it shall be replaced within the next planting season. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the streetscape and surrounding area; b. noise effects; c. lighting effects; d. topographical or other site constraints making compliance with this standard impractical; and e. health and safety implications for pedestrians and the transport network.

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: <ol style="list-style-type: none"> a. land fragmentation; b. land sterilisation; and c. reverse sensitivity effects.
LIZ-O2	The Light Industrial zone accommodates a range of light industrial activities that: <ol style="list-style-type: none"> a. efficiently use the physical resources of the zone; b. are characterised largely by light manufacturing, contractor depots, automotive and marine repair and service industries; c. are not unreasonably constrained by surrounding activities, and d. 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: <ol style="list-style-type: none"> a. telecommunications: <ol style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply and stormwater where they are available.

LIZ-P3	<p>Avoid the establishment of activities that do not support the function of the Light Industrial zone, including:</p> <ul style="list-style-type: none"> a. heavy industrial activities; b. residential activities; c. community facilities; d. retirement villages; e. education facilities; and f. sport and recreation facilities.
LIZ-P4	<p>Allow commercial activities in the Light Industrial zone that:</p> <ul style="list-style-type: none"> a. are complementary to and support light industrial activities; or b. require larger sites and may not accommodate amenity values anticipated in the Mixed Use zone.
LIZ-P5	<p>Ensure that built form is of a scale and design that is:</p> <ul style="list-style-type: none"> a. consistent with the amenity of the Light Industrial zone; and b. complementary to the character and amenity of adjoining zones.
LIZ-P6	<p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the light industrial environment and purpose of the zone; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. for non-industrial activities: <ul style="list-style-type: none"> i. scale and compatibility with industrial activities; ii. potential reverse sensitivity effects on industrial activities. d. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones. e. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste such as industrial by-products. f. managing natural hazards; g. the adequacy of roading infrastructure to service the proposed activity; h. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and i. 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 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	<p>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. PER-4 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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. <p>Activity status where compliance not achieved with PER-1, <u>PER-2</u> or <u>PER-2-4</u>: Discretionary</p>
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	<p>Activity status: Permitted Where: PER-1 The building or structure complies with standards:</p>	<p>Activity status where compliance not achieved with PER-1: Restricted discretionary Matters of discretion are restricted to:</p>

	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.	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 200m ² .	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	Activity status: Non-complying	Activity status where compliance not

Industrial zone		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	<p>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.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> 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 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.

	the height by more than 1m above the building envelope on any elevation.	
LIZ-S2	Height in relation to boundary	
Light Industrial zone	<p>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:</p> <ol style="list-style-type: none"> 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. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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	<p>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.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.	<p>Where the standard is not met, matters of discretion are restricted to:</p>

		<ul style="list-style-type: none"> 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 Industrial zone	<p>Any outdoor storage areas, except for the display of 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.</p> <p>This standard does not apply to construction materials to be used on-site for a maximum period of 12 months.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping measures proposed; d. topographical or other site constraints making compliance with the standard impractical; e. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and f. 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	<ol style="list-style-type: none"> 1. 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. 2. 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the streetscape and surrounding area; b. topographical or other site constraints making compliance with this standard impractical; and c. 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	

<p>Light Industrial zone</p>	<p>Side boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial zones must:</p> <ol style="list-style-type: none"> 1. be fenced with a solid fence or wall of a minimum height of 1.8m; or 2. 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 3. be screened with a combination of (1) and (2) above. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the outlook, character, and amenity of adjoining sites in any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; b. the scale of the building and its distance from the boundary with any zone other than Mixed Use, Light Industrial or Heavy Industrial zones; c. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through the use of alternative methods; and d. the design, layout and use of the site which may compensate for reduced, alternative or no screening.
<p>LIZ-S8</p>	<p>Coverage</p>	
<p>Light Industrial zone</p>	<ol style="list-style-type: none"> 1. At least 10% of the site area shall be planted in grass, vegetation or landscaped with permeable material; and 2. The stormwater collection system is designed in accordance with Far North District Council Engineering Standards April 2022. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. whether the activity is within an existing consented urban stormwater management plan or discharge consent; c. 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; d. 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.
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Overview

The Far North District contains a significant number of parcels of Māori freehold land, Māori customary land and general land owned by Māori, as defined in Te Ture Whenua Māori Act 1993 (TTWMA). It is recognised that this legal and governance framework for Māori land provides for a unique situation for tangata whenua.

The Māori Purpose zone provides for the use and development of Māori land which can support the social, cultural and economic aspirations of tangata whenua and enable a range of activities to be undertaken, such as marae, papakāinga, and economic activities which reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga.

Māori land is categorised into either:

- Māori Purpose zone - Urban, where the land adjoins the General Residential zone and is residential in character.
- Māori Purpose zone - Rural, where the land adjoins Rural zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities.

The Council has responsibilities under the Treaty, the RMA, Te Ture Whenua Māori Act and the Northland Regional Policy Statement to provide for the on-going use and development of Māori land.

Objectives	
MPZ-O1	The viability of the Māori Purpose zone is ensured for future generations.
MPZ-O2	The Māori Purpose zone enables a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land.
MPZ-O3	Use and development in the Māori Purpose zone reflects the sustainable carrying capacity of the land and surrounding environment.
Policies	
MPZ-P1	Provide for the use and development of ancestral Māori land administered under Te Ture Whenua Māori Act 1993.
MPZ-P2	Enable a range of activities on Māori land in the Māori Purpose zone including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated.
MPZ-P3	Provide for development on Māori land where it is demonstrated: <ol style="list-style-type: none"> it is compatible with surrounding activities; it will not compromise occupation, development and use of Māori land; it will not compromise use of adjacent land or other zones to be efficiently and effectively used for their intended purpose; it maintains character and amenity of surrounding area; it provides for community wellbeing, health and safety; it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and that any adverse effects can be avoided, remedied or mitigated.
MPZ-P4	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: <ol style="list-style-type: none"> consistency with the scale, density, design and character of the environment and purpose of the zone;

	<ul style="list-style-type: none"> b. the location, scale and design of buildings and structures; c. the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity. d. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. managing reverse sensitivity effects on adjacent land uses, including the ability of surrounding properties to undertake primary production activities in a rural environment; e. 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; f. the adequacy of roading infrastructure to service the proposed activity; g. managing natural hazards; h. any loss of highly productive land; i. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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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.

MPZ-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Māori Purpose zone - Urban	Activity status: Permitted Where: PER-1 The new building or structure, or extensions or alterations to an existing building or structure, will accommodate a permitted activity.	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
	PER-2 The new building or structure, or extensions or alterations to an existing building or structure complies with standards: MPZ-S1 - Maximum height; MPZ-S2 - Height in relation to boundary; MPZ-S3 - Setback (excluding from MHWS or wetland, lake and river margins); MPZ-S4 - Setback from MHWS; MPZ-S5 - Building or structure coverage;	Activity status where compliance not achieved with PER 1 <u>or PER-3</u>: Discretionary
Māori Purpose zone - Rural		

	<p>MPZ-S6 - On-site services; and MPZ-S7 Sensitive activities setback from boundaries of a Mineral Extraction overlay PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	
MPZ-R2	Impermeable surfaces	
Māori Purpose zone - Urban	<p>Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 50%.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which landscaping or vegetation may reduce adverse effects of run-off; the effectiveness of the proposed method for controlling stormwater on site; the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; and whether low impact design methods and green spaces can be used; any cumulative effects on total catchment impermeability; and natural hazard mitigation and site constraints.
Māori Purpose zone - Rural	<p>Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 25%. Except that: On sites containing marae, the impermeable surface is no more than 50%.</p>	
MPZ-R3	Farming activity	
Māori Purpose zone - Rural	<p>Activity status: Permitted Where: PER-1 The farming activity does not include any offensive trade.</p>	Activity status where compliance not achieved with PER-1: Discretionary
MPZ-R4	Residential activity (except for papakāinga)	
Māori Purpose zone - Urban	<p>Activity status: Permitted Where: PER-1 The site area per standalone residential unit or multi-unit development is at least 600m². Note: PER-1 does not apply to:</p> <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area; and papakāinga provided for in Rule MPZ-R5 . 	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary

Māori Purpose zone - Rural	Activity status: Permitted Where: PER-2 The site area per standalone residential unit is at least 40ha. PER-3 The number of residential units on any site does not exceed six. Note: PER-2 and PER-3 do not apply to: <ul style="list-style-type: none"> • a single residential unit located on any site less than the minimum site area; and • papakāinga provided for in Rule MPZ-R5 . 	
MPZ-R5	Papakāinga	
Māori Purpose zone - Urban	Activity Status: Permitted Where: PER-1 <ol style="list-style-type: none"> 1. The site area is at least 600m²; and 2. The number of residential units on a site does not exceed three. 	Activity Status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> a. the matters set out in Policy MPZ-P4
Māori Purpose zone - Rural	Activity Status: Permitted Where: PER-2 The number of residential units does not exceed the greater of: <ol style="list-style-type: none"> a. one residential unit per 40ha of site area; or b. 10 residential units per site. PER-3 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m ² . Note: PER-2 does not apply to the land identified by the following legal description: <ul style="list-style-type: none"> • Lot 186-188, 190, 193 DP 393664 being part Matauri X Residue. 	
MPZ-R6	Visitor accommodation	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted Where: PER-1 The occupancy does not exceed six guests per night. Note: PER-1 does not apply to marae provided for under MPZ-R7	Activity status where compliance not achieved with PER-1: Discretionary
MPZ-R7	Marae	
Māori Purpose zone - Urban	Activity status: Permitted	Activity status where compliance not achieved: Not applicable

Māori Purpose zone - Rural		
MPZ-R8	Community facility	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MPZ-R9	Customary activity	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MPZ-R10	Urupā	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted	Activity Status where compliance not: Not applicable
MPZ-R11	Home business	
Māori Purpose zone - Urban Māori Purpose zone - Rural	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business is undertaken within:</p> <ol style="list-style-type: none"> 1. a residential unit; or 2. an accessory building that does not exceed GFA of 40m² GFA; or 3. a minor residential unit. <p>PER-2 There is no more than two full-time equivalent persons engaged in the home business who reside off-site.</p> <p>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.</p>	Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary

	PER-4 Hours of operation are between: 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays.	
MPZ-R12	Conservation activity	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MPZ-R13	Recreational activity	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MPZ-R14	Educational facility	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted Where: PER-1 The educational facility is within a residential unit or accessory building. PER-2 The number of persons attending at any one time does not exceed four, excluding those who reside on site. These standards do not apply to: Kōhanga reo activities.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
MPZ-R15	Commercial activity	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Permitted Where: PER-1 The commercial activity does not exceed a GBA of 250m ² . Except that: On any site adjoining a Settlement Zone, the commercial activity does not exceed a GBA of: • 400m ² if the site is located in the settlement of Moerewa; or • 300m ² in all other settlements.	Activity status where compliance not achieved with PER-1: Discretionary
MPZ-R16	Rural tourism activity	
Māori	Activity status: Permitted	Activity status where compliance

Purpose zone - Rural	PER-1 The rural tourism activity does not exceed a GBA of 250m ² .	with PER-1 not achieved: Discretionary
MPZ-R17	Light industry	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MPZ-R18	Mineral extraction activity	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MPZ-R19	Cleanfill area	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MPZ-R20	Activities not otherwise listed in this chapter	
Māori Purpose zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MPZ-R21	Heavy industry	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MPZ-R22	Offensive trade	
Māori Purpose zone -	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Urban Māori Purpose zone - Rural		
MPZ-R23	Commercial composting	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MPZ-R24	Landfill, including managed fill	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MPZ-R25	Community corrections activity	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
MPZ-S1	Maximum height	
Māori Purpose zone - Urban	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 11m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding built environment; 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 for adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.

	v. Architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation.	
Māori Purpose zone - Rural	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure is 12m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation. 	
MPZ-S2	Height in relation to boundary	
Māori Purpose zone - Urban Māori Purpose zone - Rural	<p>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:</p> <ul style="list-style-type: none"> i. 55 degrees at 2m above ground level at the northern boundary of the site; ii. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; iii. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation; vi. In the Māori Purpose Zone - Urban, a building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.

	boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m.	
MPZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Māori Purpose zone - Urban	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 1.2m from all site boundaries and 3m from a road boundary, except:</p> <ol style="list-style-type: none"> that no setback is required for a maximum length of 10m along any one boundary other than a road boundary. where the site adjoins any zone other than the General Residential Zone, building or structure, or extension or alteration to an existing building or structure, must be set back 3 metres from the relevant site boundary. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> urupā; fences or walls no more than 2m in height; and uncovered decks less than 0.5m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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 future access, egress on site and the roading network; and the impacts on existing and future esplanade reserves, esplanade strips and public walkways.
Māori Purpose zone - Rural	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be set back at least 10m from all site boundaries, except:</p> <ol style="list-style-type: none"> where a boundary adjoins an unsealed road, habitable buildings must be setback at least 30m from the road; where a site adjoins a Settlement zone, buildings or structures must be at least 1.2m from all site boundaries and 3m from the road boundary; where a site is less than 5,000 m², buildings must be setback at least from boundaries that do not adjoin a road or a site within the Rural Production Zone. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> urupā; fences or walls no more than 2m in height above ground level; and uncovered decks less than 0.5m1m in height above ground level. 	
MPZ-S4	Setback from MHWS	
Māori Purpose zone - Urban Māori Purpose	<p>The maximum height of the building or structure, or extension or alteration to an existing building or structure, must be set back at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the natural character of the coastal environment; screening, planting and

<p>zone - Rural</p>		<p>landscaping on the site;</p> <p>c. the design and siting of the building or structure with respect to dominance on adjoining public space;</p> <p>d. natural hazard mitigation and site constraints;</p> <p>e. the effectiveness of the proposed method for controlling stormwater; and</p> <p>f. the impacts on existing and planned roads, public walkways, reserves and esplanades.</p>
<p>MPZ-S5 Building or structure coverage</p>		
<p>Māori Purpose zone - Urban Māori Purpose zone - Rural</p>	<p>The combined building or structure coverage of the site is no more than 50%.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. the character and amenity of the surrounding area;</p> <p>b. any landscaping, planting and screening to mitigate any adverse effects;</p> <p>c. the extent to which private open space can be provided for future uses;</p> <p>d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; and</p> <p>e. natural hazard mitigation and site constraints.</p>
<p>MPZ-S6 On-site services</p>		
<p>Māori Purpose zone - Urban Māori Purpose zone - Rural</p>	<p>Wastewater</p> <p>1. Where a connection to Council's reticulated wastewater systems is not available:</p> <p>a. any residential unit has a minimum exclusive use area surrounding the unit, for on-site wastewater treatment and disposal, of 2,000m² .</p> <p>b. all wastewater treatment and disposal systems must be contained within the site that the system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Far North District Council Engineering Standards April 2022.</p> <p>c. where sewage is to be disposed to ground, the receiving area must not be:</p> <p>i. land susceptible to instability; or</p> <p>ii. an area identified in the District Plan</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. the ability to ensure an adequate supply of potable water for the uses of the site or activity;</p> <p>b. the security of any proposed potable water supply from contamination;</p> <p>c. the adequacy of storage volume of water for domestic and fire-fighting purposes; and</p> <p>d. the ability to ensure the avoidance of soil contamination or any other adverse effects from the discharge of any wastewater or stormwater.</p>

	<p>as subject to inundation; or iii. used for the disposal of stormwater. d. A site suitability report for on-site wastewater disposal, prepared by a suitably qualified and experienced person, to demonstrate compliance with the above standards, shall be submitted to Council for approval at time of building consent.</p> <p>Water 2. Where a connection to Council's reticulated water systems is not available, all residential units shall have access to potable (drinkable) water from a community water scheme or private water bore or shall be able to store 45,000 litres of potable water from another source.</p> <p>Stormwater 3. Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of in accordance with Far North District Engineering Standards 2022.</p>	
MPZ-S7	Sensitive activities setback from boundaries of a Mineral Extraction overlay	
Māori Purpose zone - Urban Māori Purpose zone - Rural	Sensitive activities (excluding non habitable accessory buildings) must be setback at least 100m from the boundary of an Mineral Extraction Overlay.	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> noise, disturbance and vibrations; scale and type of mineral extraction activity; the frequency and nature of any blasting or extraction method to obtain the mineral resource;; hours of operation of the mineral extraction activity design of the building; whether there are alternative options for the location of the building; and temporary effects.

Overview

The district's urban business centres have traditionally been zoned commercial and contain retail activities, commercial services, food and beverage establishments as well as social and educational services, with limited residential activities.

The Mixed Use zone provides a framework in which commercial and residential activities can co-exist and it enables a range of compatible activities. The focus of the zone is to revitalise urban centres and support business owners, residents and visitors, while ensuring that associated effects are appropriately managed. The Mixed Use zone will contribute to the vibrancy, safety and prosperity of the district's urban centres and will be serviced by appropriate infrastructure.

The Council has a responsibility under the RMA, the National Policy Statement on Urban Development and the RPS to ensure that there is sufficient land for housing and business to meet the future demands of the district, that development occurs in the right location and that it is appropriately serviced.

Objectives	
MUZ-O1	The Mixed Use zone is the focal point for the district's commercial, community and civic activities, and provides for residential development where it complements and is not incompatible with these activities.
MUZ-O2	Development in the Mixed Use zone is of a form, scale, density and design quality that contributes positively to the vibrancy, safety and amenity of the zone.
MUZ-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.
MUZ-O4	The adverse environmental effects generated by activities within the zone are managed, in particular at zone boundaries.
MUZ-O5	Residential activity in the Mixed Use zone is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone.
Policies	
MUZ-P1	Enable a range of commercial, community, civic and residential activities in the Mixed Use zone where: <ol style="list-style-type: none"> a. it supports the function, role, sense of place and amenity of the existing environment; and b. there is: <ol style="list-style-type: none"> i. existing infrastructure to support development and intensification, or ii. additional infrastructure capacity can be provided to service the development and intensification.
MUZ-P2	Require all subdivision in the Mixed Use zone to provide the following reticulated services to the boundary of each lot: <ol style="list-style-type: none"> a. telecommunications: <ol style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply and stormwater where they are available.
MUZ-P3	Require development in the Mixed Use zone to contribute positively to:

	<ul style="list-style-type: none"> a. high quality streetscapes; b. pedestrian amenity; c. safe movement of people of all ages and abilities; d. community well-being, health and safety; and e. traffic, parking and access needs.
MUZ-P4	<p>Require development in the Mixed Use zone that is adjacent to Residential and Open Space zones to maintain the amenity values of those areas, having specific regard to:</p> <ul style="list-style-type: none"> a. visual dominance; b. privacy; c. shadowing; d. ambient noise; and e. light spill.
MUZ-P5	<p>Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including:</p> <ul style="list-style-type: none"> a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings, except where a site adjoins an Open Space zone; b. light or heavy industrial activity; c. storage and warehousing; d. large format retail activity over 400 m²; and e. waste management activity.
MUZ-P6	<p>Promote energy efficient design and the use of renewable electricity generation in the construction of mixed use development.</p>
MUZ-P7	<p>Consider the following effects when assessing applications to establish residential, early childhood, retirement and education facilities:</p> <ul style="list-style-type: none"> a. the level of ambient noise; b. reduced privacy; c. shadowing and visual domination; and d. light spill.
MUZ-P8	<p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design, amenity and character of the mixed use environment; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones; d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: <ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste; e. managing natural hazards; f. the adequacy of roading infrastructure to service the proposed activity; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity, and h. 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. The 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.

MUZ-R1	New buildings or structures, or extensions or alterations to existing buildings or structures	
Mixed Use 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 building or structure, or extension or alteration to an existing building or structure on the site, excluding large format retail, does not exceed a GFA of 400m ² . PER-3 The new building or structure, or extension or alteration to an existing building or structure complies with standards: MUZ-S1 Maximum height; MUZ-S2 Height in relation to boundary; MUZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); MUZ-S4 Setback from MHWS; MUZ-S5 Pedestrian frontages; MUZ-S6 Verandahs; MUZ-S7 Outdoor storage; MUZ-S8 Landscaping and screening on road boundaries; MUZ-S9 Landscaping and screening for sites adjoining a site zoned residential, open space or rural residential; and MUZ-S10 Coverage PER-4 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u> Note: All buildings or structures in the Mixed Use zone must comply with the maximum GFA outlined in this rule, except where it is	Activity status where compliance not achieved with PER-3: 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, PER-2 or PER-4: Discretionary	

	specifically provided for by another rule in this table.	
MUZ-R2	Commercial activity	
Mixed Use zone	Activity status: Permitted Where: PER-1 The activity is a service station. PER-2 Any office does not exceed GFA of 200m ² .	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
MUZ-R3	Visitor accommodation	
Mixed Use zone	Activity status: Permitted Where: PER-1 The visitor accommodation is within a residential unit that is located above the ground floor level of a building unless the residential unit existed at 27 July 2022. PER-2 The residential unit complies with standard: NOISE-S5 Noise insulation.	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1: Discretionary
MUZ-R4	Residential activity	
Mixed Use zone	Activity status: Permitted Where: PER-1 The residential activity is within a residential unit that is located above the ground floor level of a building unless the residential unit existed at 27 July 2022.	Activity status where compliance not achieved with PER-1: Discretionary
MUZ-R5	Residential unit	
Mixed Use zone	Activity status: Permitted Where: PER-1 The residential unit is located above the ground floor level of a building unless it existed at 27 July 2022. PER-2 Residential units established after 27 July 2022 comply with standard: NOISE-S5 Noise insulation.	Activity status where compliance not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> a. the matters of discretion of the infringed standard. Activity status where compliance not achieved with PER-1: Discretionary
MUZ-R6	Healthcare activity	
Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MUZ-R7	Community facility	
Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MUZ-R8	Emergency service facility	

Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MUZ-R9	Commercial service activity	
Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MUZ-R10	Conservation activity	
Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MUZ-R11	Healthcare activity	
Mixed Use zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
MUZ-R12	Educational facility	
Mixed Use zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MUZ-R13	Light industrial activity	
Mixed Use zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MUZ-R14	Retirement village	
Mixed Use zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MUZ-R15	Large format retail	
Mixed Use zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MUZ-R16	Drive-through activity	
Mixed Use zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MUZ-R17	Activities not otherwise listed in this chapter	
Mixed Use zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
MUZ-R18	Residential activity on the ground level of sites with pedestrian frontage identified on the planning maps	
Mixed Use zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MUZ-R19	Heavy industrial activity	
Mixed use zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MUZ-R20	Primary production activity	
Mixed Use zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

MUZ-R21	Rural industry	
Mixed Use zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
MUZ-R22	Land fill	
Mixed Use zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
MUZ-S1	Maximum height	
Mixed Use zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure, is 12m above ground level, except:</p> <ol style="list-style-type: none"> 1. the maximum height differs within the following areas that are mapped within Pahia: <ul style="list-style-type: none"> o Area A: 8.5m o Area B: 10m; and 2. that any fence or standalone wall along a side or rear boundary which adjoins a site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Recreation does not exceed 2m in height. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 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; iii. Satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation; iv. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or v. lift overruns provided these do not exceed the height by more than 1m on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
MUZ-S2	Height in relation to boundary	
Mixed Use zone	<p>Where the building or structure, or extension or alteration to an existing building or structure adjoins a site zoned General Residential, Rural Residential, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Recreation it must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site. 2. 45 degrees at 2m above ground level at 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.

	<p>the eastern and western boundaries of the site.</p> <p>3. 35 degrees at 2m above ground level at the southern boundary of the site.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> 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; iii. Satellite dishes and aerials not exceeding 1m in height and/or diameter on any elevation; iv. Architectural features (e.g. finials, spires) not exceeding 1m in height on any elevation; or v. lift overruns provided these do not exceed the height by more than 1m on any elevation. 	
MUZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
<p>Mixed Use zone</p>	<p>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, Rural Lifestyle, Māori Purpose - Urban, Open Space, Natural Open Space, or Sport and Recreation.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
MUZ-S4	Setback from MHWS	
<p>Mixed Use zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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;

		<ul style="list-style-type: none"> e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades.
MUZ-S5	Pedestrian frontages	
Mixed Use zone	<p>For sites with pedestrian frontage identified on the planning maps:</p> <ol style="list-style-type: none"> 1. At least 65% of the building frontage at ground floor must be clear glazing; and 2. The principal public entrance to the building must be located on the front boundary. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the streetscape; and b. the ability to reuse and adapt the building for a variety of activities.
MUZ-S6	Verandahs	
Mixed Use zone	<p>For sites with pedestrian frontage identified on the planning maps:</p> <ol style="list-style-type: none"> 1. Any new building, or extension or alteration to a building (including alterations to the façade) must be built up to the road boundary; and 2. A verandah must be provided for the full frontage of the road boundary of the site. The verandah shall: <ol style="list-style-type: none"> a. directly adjoin any adjacent veranda so there is no horizontal gap to provide continuous pedestrian coverage; b. have a minimum height of 3m and a maximum height of 6m above the footpath immediately below; and c. be setback a minimum of 300mm and a maximum of 600mm from a vertical line measured up from the face of the kerb. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. pedestrian amenity, including shelter; b. maintenance of character of the building and street; and c. whether the provision of a complying verandah would detract from the quality of the streetscape.
MUZ-S7	Outdoor storage	
Mixed Use zone	<p>Any outdoor storage areas, except for the display of 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 roads.</p> <p>This standard does not apply to construction materials to be used on-site for a maximum period of 12 months.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping measures proposed; d. topographical or other site constraints making compliance with the standard impractical; e. the ability to mitigate any adverse visual effects of reduced, alternative or no screening through

		<p>the use of alternative methods; and</p> <p>f. the design, layout and use of the site which may compensate for reduced, alternative or no screening.</p>
MUZ-S8	Landscaping and screening on a road boundary	
Mixed Use zone	<ol style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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
MUZ-S9	Landscaping for sites that adjoin any sites other than mixed use or industrial	
Mixed Use zone	<p>Side boundaries that adjoin any zone other than Mixed Use, Light Industrial or Heavy Industrial must:</p> <ol style="list-style-type: none"> be fenced with a solid fence or wall with a minimum height of 1.8m; or be landscaped with plants or trees with 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; or be screened with a combination of (1) and (2) above. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the outlook, character, and amenity of adjoining sites in a residential, rural, open space or Māori purpose zone; the scale of the building and its distance from the boundary with residential, rural, open space or Māori purpose 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.
MUZ-S10	Coverage	
Mixed Use zone	<ol style="list-style-type: none"> At least 10% of the site 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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

		<p>surfaces contribute to total catchment impermeability and the provisions of any catchment or drainage plan for that catchment;</p> <ul style="list-style-type: none"> d. 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.
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Overview

The Natural Open Space zone generally applies to public land that is administered by government agencies and includes a variety of parks and historic reserves. In most cases these areas have a high degree of biodiversity requiring active management.

These are spaces the community values and some are open to the public for limited use where people can relax and enjoy passive recreation and customary activities. Some of these areas are used for cultural activities and are rich in historic heritage and cultural values. Some Natural Open Space land may be subject to treaty settlement claims and may be returned to tangata whenua. If this occurs Council will initiate a plan change to amend the zoning.

The zone anticipates a low level of development to retain the natural values within these areas and where development occurs, it is limited to such things as Department of Conservation huts, kauri dieback cleaning stations and walking tracks.

Council has responsibilities under the RMA and the Northland Regional Policy Statement to protect areas of significant indigenous biodiversity, historic heritage, cultural values, outstanding natural landscapes, outstanding natural features and the natural character of the coastal environment where these are present in the Natural Open Space zone. These significant natural, historic and cultural values are managed through other district wide chapters.

Objectives	
NOSZ-O1	The ecological, historic heritage, cultural and natural character values of the Natural Open Space zone are protected and enhanced for the benefit of current and future generations.
NOSZ-O2	Land use is of a scale and type that complements and is consistent with the conservation values of the Natural Open Space Zone.
NOSZ-O3	Natural open spaces are accessible to the public where appropriate for the use of leisure and customary activities.
Policies	
NOSZ-P1	Enable land use that conserves, protects and enhances the natural, ecological, historic heritage, cultural and natural character values of the zone.
NOSZ-P2	Provide for land use that supports leisure and customary activities that are complementary to, consistent with and protect the values of the zone.
NOSZ-P3	Avoid land use and subdivision that is incompatible with the ecological, historic heritage, cultural and natural character values of the zone.
NOSZ-P4	Manage the effects of 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: <ol style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings or structures; c. the public benefit provided by the proposed activity; d. at zone interfaces: <ol style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts. ii. adverse effects on the character and amenity of adjacent zones;

	<ul style="list-style-type: none"> e. the extent to which the activity is consistent with any relevant adopted reserve management plan for the area; f. effects on public access and use; g. managing natural hazards; h. any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and i. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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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 *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.

NOSZ-R1	New building or structure, and extension or alteration to an existing building or structure	
Natural Open Space zone	<p>Activity status: Permitted Where: PER-1 The new building or structure, or extension to an existing building or structure, will accommodate a permitted activity.</p> <p>PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards:</p> <p>NOSZ-S1 Maximum height; NOSZ-S2 Height in relation to boundary; NOSZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); NOSZ- S4 Setback from MHWS; and NOSPZ-S5 Building or structure coverage.</p> <p>PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	<p>Activity status where compliance not achieved with PER-2: Restricted discretionary a. the matters of discretion of any infringed standard.</p>
	<p>Activity status where compliance not achieved with PER-1 <u>or PER-3</u>: Discretionary</p>	
NOSZ-R2	Impermeable surface coverage	
Natural Open	<p>Activity status: Permitted Where:</p>	<p>Activity status where compliance not achieved with PER-1: Restricted</p>

<p>Space zone</p>	<p>PER-1 The impermeable surface coverage of any site is no more than 10% or 1,000m², whichever is the lesser.</p>	<p>Discretionary Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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; f. natural hazard mitigation and site constraints; and g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.
<p>NOSZ-R3 Farming</p>		
<p>Natural Open Space zone</p>	<p>Activity status: Permitted Where: PER-1 The activity does not include offensive trade.</p>	<p>Activity status where compliance not achieved: Non-complying</p>
<p>NOSZ-R4 Conservation activity</p>		
<p>Natural Open Space zone</p>	<p>Activity status: Permitted</p>	<p>Activity status when compliance not achieved: Not applicable</p>
<p>NOSZ-R5 Maintenance of existing tracks</p>		
<p>Natural Open Space zone</p>	<p>Activity status: Permitted Where: PER-1 The activity is directly for, or ancillary to, the conservation activities of the site.</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
<p>NOSZ-R6 Leisure activity or leisure facility</p>		
<p>Natural Open Space zone</p>	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>
<p>NOSZ-R7 Vegetation planting</p>		
<p>Natural</p>	<p>Activity status: Permitted</p>	<p>Activity status where compliance not</p>

Open Space zone	NOTE: Planting of indigenous species is preferred.	achieved: Not applicable
NOSZ-R8	Park management activity	
Natural Open Space zone	Activity status: Permitted Where: PER-1 The activity is directly for, or ancillary to, the conservation activities of the site.	Activity status where compliance not achieved with PER-1: Discretionary
NOSZ-R9	Customary activity	
Natural Open Space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
NOSZ-R10	Visitor accommodation	
Natural Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NOSZ-R11	Educational facility	
Natural Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NOSZ-R12	Camping ground	
Natural Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NOSZ-R13	Community facility	
Natural Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NOSZ-R14	Activities not otherwise listed in this chapter	
Natural Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NOSZ-	Commercial activity	

R15		
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
NOSZ-R16	Residential activity	
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
NOSZ-R17	Industrial activity	
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
NOSZ-R18	Motorsport activity	
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
NOSZ-R19	Mineral extraction activity	
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
NOSZ-R20	Offensive Trade	
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
NOSZ-R21	Commercial composting	
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
NOSZ-R22	Community correction facility	
Natural Open	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Space zone		
NOSZ-R23	Landfill	
Natural Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
NOSZ-S1	Maximum height	
Natural Open Space zone	<p>The maximum height of a building or structure, or extensions or alteration to an existing building or structure is 8m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are limited to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding environment; 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.
NOSZ-S2	Height in relation to boundary	
Natural Open Space zone	<p>The building or structure, or extensions or alterations to an existing building or structure must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> 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; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.

NOSZ-S3	Setbacks (excluding from MHWS or wetland, lake and river margins)	
Natural Open Space zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 10m from all site boundaries.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Fences or walls no more than 2m in height above ground level; or ii. Uncovered decks less than 0.5m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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, reserves and esplanades.
NOSZ-S4	Setbacks from MHWS	
Natural Open Space zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the safety and efficiency of the current or future roading network; 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.
NOSZ-S5	Building or structure coverage	
Natural Open Space zone	<p>The building or structure coverage of the site area is no more than 8% or 800m², whichever is the lesser.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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

		<p>uses;</p> <ul style="list-style-type: none">d. the extent to which the siting, setback and design mitigate visual dominance on adjacent sites and surrounding environment; ande. natural hazard mitigation and site constraints.
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This section has rules that have legal effect. Please check the ePlan to see what the legal effect is or subject to appeal.

Overview

The district's notable trees are those that are recognised and protected for one or more of their historic heritage, amenity, cultural, botanical or ecological values. These trees can be prominent natural features and landmarks, add character and identity to the area, be rare species, spectacular specimens or have an association with special sites or events. Trees may be identified as an individual stand-alone tree or a small group of trees where each tree within the group is protected. Notable trees include both exotic and indigenous species and have significance to tangata whenua, local communities or the entire district. The purpose of identifying notable trees and groups of notable trees is to protect them from damage or destruction resulting from development. This is important as individual trees and groups of trees in urban environments are not protected under the RMA unless these are specifically identified identified and scheduled in district plans as a notable tree or group of trees.

Council uses the Standard Tree Evaluation Method (STEM) to measure significance of trees which is based on a range of factors including size, position, the presence of other trees, scarcity of the species, the tree's role in the particular location, life expectancy, form, scientific value, historic value, cultural value, functional value, ecological value, and street landscape value. Notable trees are typically mature trees with significant structural form and health. Smaller and less prominent trees may be significant if they rank highly with respect to a number of the criteria, or if they commemorate a notable person or significant event.

Trees that score 130 or higher on the STEM have been scheduled as a notable tree in APP2 - Schedule of notable trees.

Council has responsibilities under the RMA to protect Notable Trees.

Objectives	
NT-O1	Notable Trees and groups of trees which contribute to the botanical, ecological, historical, cultural or amenity value of the district are identified and protected.
Policies	
NT-P1	Identify notable trees and groups of trees within APP2 — Schedule of notable trees where: <ol style="list-style-type: none"> a. The tree or group of trees have a STEM score of 130 or higher, where they have one or more of the following values: <ol style="list-style-type: none"> i. historic heritage; ii. amenity; iii. botanical; iv. ecological; or b. The tree or group of trees have significant cultural values, taking into account any assessment undertaken under the STEM including heritage, amenity, botanical and/or ecological values.
NT-P2	Enable the pruning and trimming of branches where the works will: <ol style="list-style-type: none"> a. retain or improve the health of the notable tree; b. allow the regular maintenance of the notable tree; c. will improve public safety, or prevent damage to property or infrastructure; d. control any other maintenance works to ensure that the works will: <ol style="list-style-type: none"> i. maintain the health, form and shape of the tree; and ii. be supervised or undertaken by a suitably qualified and experienced arborist.

NT-P3	<p>Only allow activity and development within the root zone area of a notable tree or group of trees where:</p> <ol style="list-style-type: none"> a. it is demonstrated that the activity and development will not be detrimental to the long-term health and significance of the tree or group of trees; and b. there is a functional or operational need for the development to occur within the root zone area and there are no other practical alternative locations.
NT-P4	<p>Allow the trimming, pruning of trees and groups of trees and activities within the root zone area of notable tree or group of trees for the purpose of operating, maintaining, repairing, upgrading or removing infrastructure where:</p> <ol style="list-style-type: none"> a. for existing infrastructure, the work is required to comply with the Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001; or b. for new infrastructure, there is an operational need or functional need to be located within the root zone area and there are no other practicable alternative locations; and c. for both existing and new infrastructure, the work will not compromise the long-term health, natural life or values of the notable tree or groups of trees.
NT-P5	<p>Avoid the destruction or removal of a notable tree or trees unless:</p> <ol style="list-style-type: none"> a. there is an imminent threat to the safety of people and property; or b. it is necessary to maintain infrastructure and pruning or relocation of the tree is not possible; c. the use and enjoyment of a property and surrounds is significantly compromised or diminished; d. it is dead, or is in terminal decline; and e. it has been assessed by a suitably qualified and experienced arborist as being suitable for destruction or removal.
NT-P6	<p>Manage land use and subdivision involving a notable tree or trees 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:</p> <ol style="list-style-type: none"> a. the specific attributes of the tree or trees including the values for which the tree or trees have been identified, including heritage, ecological, botanical, or amenity values; b. the likelihood of significant adverse risk to people and property from the tree or trees; c. whether the land use or subdivision provides for the protection of the tree or trees; d. whether the works are necessary, ensure the continuing health, structural integrity and amenity value of the tree or trees; e. whether the trimming, alteration or removal of a tree is necessary to accommodate efficient operation of infrastructure; f. alternative methods that could result in retaining the tree or trees; g. whether minor infringements of any rules that apply to the underlying zone would encourage the retention and enhancement of the tree or trees on the site; h. whether the values that would be lost if the tree or trees are removed can be adequately mitigated; i. whether the proposal is consistent with best arboricultural practice; j. whether a report has been provided from a suitably qualified and experienced arborist, detailing any adverse effects on the tree from the development, and whether it should be avoided or could be mitigated; k. methods to contain and control plant pathogens and diseases including measures for preventing the spread of soil and the safe disposal of plant material; l. the provision of a tree or trees management or landscape plan; m. any adverse affect on the rootzone of the notable tree or trees; n. any relevant iwi / hapū management plan lodged with Council o. any consultation with tangata whenua; and p. any consultation with Heritage New Zealand Pouhere Taonga, Department of Conservation.

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 the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. Any activity that requires resource consent shall consider the Historic Heritage Chapter and Sites and Areas of Significance to Māori objectives and policies.
3. 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.

NT-R1	Gardening, mowing and cultivation within the rootzone area of a notable tree or trees	
All zones	<p>Activity status: Permitted Where: PER-1 It does not:</p> <ol style="list-style-type: none"> 1. involve mechanical cultivation; 2. include sealing or paving; 3. involve the release, injection or placement of chemicals or toxic substances; 4. involve planting of trees; and 5. involve altering of the existing ground level or the disturbance of land other than to the extent necessary to undertake gardening, mowing or cultivation. 	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the extent to which the works will or may adversely affect the health or structural integrity or visual appearance of the tree; b. whether the works will be undertaken in a manner consistent with accepted arboricultural standards, practices, and procedures; c. the duration and frequency of the activity and the adverse effect on the tree; d. whether the tree is resilient, including structural soundness and health and the irreversibility of effect on the tree; and e. in relation to a scheduled group of trees, the extent to which the works will adversely affect the health, structural integrity, or ecological values of the wider group.
NT-R2	Maintenance, pruning and trimming of branches of a notable tree	
All zones	<p>Activity status: Permitted Where: PER-1 The maximum branch diameter must not</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4, PER-5 or PER-6: Restricted Discretionary</p>

	<p>exceed 50mm at severance.</p> <p>PER-2 No more than 10% of live growth of the tree may be removed in any one calendar year.</p> <p>PER-3 The works must be undertaken by a person that is a suitably qualified person as per NT-S1 Qualified Arborist - Level 4</p> <p>PER-4 Council is advised 14 days prior to the work commencing and is provided with written documentation by the arborist undertaking or supervising work confirming that they have the qualifications required by NT-S1 Qualified Arborist - Level 4.</p> <p>PER-5 All trimming or alteration must retain the natural shape, form and branch habit of the tree.</p> <p>PER-6 All pruning and trimming shall adhere to the Minimum Industry Standards: MIS308- Tree Pruning, as per the Arboriculture Australia and New Zealand Arboriculture standards.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which the works will or may adversely affect the health or structural integrity or visual appearance of the tree; whether the works will be undertaken in a manner consistent with accepted arboricultural standards, practices, and procedures; whether the tree is resilient, including structural soundness and health and the irreversibility of effect on the tree; the degree of effect of the activity on landscape character, and ecological, cultural, heritage, and surrounding amenity values; in relation to a scheduled group of trees, the extent to which the works will adversely affect the health, structural integrity, or ecological values of the wider group; and the extent to which the works would result in improved community amenity or other benefits for the community that cannot otherwise be achieved by arboricultural or property management means.
NT-R3	Removal or pruning of an unsafe or dead notable tree	
All zones	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Where a hazard is identified, risk must be assessed using one of the following tree risk method/system:</p> <ol style="list-style-type: none"> Quantified Tree Risk Assessment; Tree Risk Assessment Qualification; or VALID Tree Risk-Benefit Assessment and Management. <p>PER-2 A hazard is created by the tree being:</p> <ol style="list-style-type: none"> dead; in terminal decline at risk of extreme failure; or having a significant loss of structural integrity. <p>PER-3 Council is advised 14 days prior to the work commencing and is provided with written</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, or PER-3: Discretionary</p>

	documentation by the arborist undertaking or supervising work confirming that they have the qualifications required by NT-S2 Qualified Arborist - Level 6.	
NT-R4	Pruning of a notable tree close to existing electricity lines	
All zones	<p>Activity status: Permitted Where: PER-1 The works are required to provide for safe and reasonable clearance and is carried out in accordance with clause 14 of the Electricity (Hazards from Trees) Regulations 2003 or clause 128 of the Telecommunications Act 2001. PER-2 The works must be undertaken or supervised by a person that complies with NT-S1 Qualified Arborist - Level 4. PER-3 Council is advised 14 days prior to the work commencing and is provided with written documentation by the arborist undertaking or supervising that they have the qualifications required by NT-S2 Qualified Arborist - Level 6. PER-4 The health and integrity of the tree is retained and the pruning will not result in its decline.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which the works will or may adversely affect the health or structural integrity or visual appearance of the tree; whether the works will be undertaken in a manner consistent with accepted arboricultural standards, practices, and procedures; the duration and frequency of the activity and the adverse effect on the tree; whether the tree is resilient, including structural soundness and health and the irreversibility of effect on the tree; the degree of effect of the activity on landscape character, and ecological, cultural, heritage, and surrounding amenity values; in relation to a scheduled group of trees, the extent to which the works will adversely affect the health, structural integrity, or ecological values of the wider group; and the extent to which the works would result in improved community benefits for the community or property owner that cannot otherwise be achieved by arboricultural or property management means.
		Activity status where compliance not achieved with PER-4: Discretionary
NT-R5	New underground infrastructure (including customer connections) and upgrading of existing underground infrastructure in the rootzone area of a notable tree	
All zones	<p>Activity status: Permitted Where:</p>	Activity status where compliance not achieved with PER-1:

	<p>PER-1 In the rootzone area of notable tree or groups of trees, the infrastructure:</p> <ol style="list-style-type: none"> 1. is at least 1m below ground level; 2. is installed by hand-digging or thrusting; and 3. has an entry point that is located outside of the rootzone area. 	Discretionary
NT-R6	Alterations to the rootzone area of a notable tree or trees	
All zones	<p>Activity status: Permitted Where: PER-1 The removal does not exceed a 80mm diameter root. PER-2 No more than 10% of the rootzone is altered and works does not occur within the structural rootzone. PER-3 The rootzone is protected during any works by temporary fencing. PER-4 No compaction and/or contamination is to occur within the structural rootzone. PER-5 Any directional drilling will occur 800mm below ground level and no works will occur within the structural root zone of the tree. PER-6 Council is advised 14 days prior to the work commencing and is provided with written documentation by the arborist undertaking or supervising work confirming that they have the qualifications required by NT-S1 Qualified Arborist - Level 4.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3, PER-4, PER-5 or PER-6: Discretionary</p>
NT-R7	Earthworks, impermeable surfaces, buildings or structures within a rootzone area of a notable tree or trees	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NT-R8	Removal or relocation of a notable tree (except as provided for by NT-R3)	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
NT-R9	Activities not otherwise listed in this chapter	
All zones	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
Standards		

NT-S1	Qualified Arborist - Level 4	
All zones	An arborist with a New Zealand Certificate in Arboriculture (Level 4 or higher) and who is familiar with best practice and standards.	Where the standard is not met, matters of discretion are restricted to: Not applicable
NT-S2	Qualified Arborist - Level 6	
All zones	An arborist with a New Zealand Certificate in Arboriculture (Level 6 or higher) and who is familiar with best practice and standards.	Where the standard is not met, matters of discretion are restricted to: Not applicable

Overview

The Far North District has a range of open spaces including large parks areas and smaller neighbourhood parks. These spaces are primarily used for recreation and provide opportunities for relaxation and socialising. Some of these open spaces are located near the coast, lakes, rivers and streams and play a key role in both providing ecological protection as well as access to and along these areas. These public open spaces generally have limited built features and are less developed than areas zoned for active sport and recreation. They may have natural, ecological, cultural and historic heritage values and form an important part of the district's walking and cycling network.

Buildings or structures are limited to those that support the enjoyment of the open space for informal recreation and modest community activities.

Council has responsibilities under the RMA and the Northland Regional Policy Statement to provide for the cultural and social well-being and the health and safety of the community which is achieved through the Open Space zone.

Objectives	
OSZ - O1	The Open Space zone is predominately used for a range of passive and active recreational activities.
OSZ - O2	Land use complements and is consistent with the natural, ecological, historic heritage and cultural values of the zone and provides for social and cultural wellbeing.
Policies	
OSZ-P1	Avoid land uses that would compromise public access to, and use and enjoyment of the Open Space zone.
OSZ-P2	Enable a variety of passive and active recreation activities and customary activities that are compatible with the values of the zone.
OSZ-P3	Provide for activities and their associated buildings or structures where they: <ol style="list-style-type: none"> a. are compatible with the values of the zone; b. provide for the social well-being and benefit of the community; c. provide for the cultural well-being of tangata whenua; and d. manage effects on the character and amenity of adjacent residential zones.
OSZ-P4	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: <ol style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings or structures; c. the public benefit provided by the proposed activity; d. at zone interfaces: <ol style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts. ii. adverse effects on the character and amenity of adjacent zones; e. the extent to which the activity is consistent with any relevant adopted reserve management plan for the area; f. effects on public access and use; g. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; or the capacity of the site

	<p>to cater for on-site infrastructure associated with the proposed activity;</p> <p>h. managing natural hazards;</p> <p>i. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and</p> <p>j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
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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.

OSZ-R1	New building or structure, and extension or alteration to an existing building or structure	
Open Space zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The new building or structure, or extension or alteration to an existing building or structure, will accommodate a permitted activity.</p> <p>PER-2 The new building or structure, or extension or alteration to an existing building or structure complies with standards: OSZ-S1 Maximum height; OSZ-S2 Height in relation to boundary; OSZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); OPZ- S4 setback from MHWS; and OSZ-S5 Building or structure coverage.</p> <p>PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	<p>Activity status where compliance not achieved with PER- 2: Restricted Discretionary Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1 <u>or PER-3</u>: Discretionary</p>
OSZ-R2	Impermeable surface coverage	
Open Space zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER- 1 The impermeable surface coverage of any site</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted</p>

	is no more than 10% or 1000m ² , whichever is the lesser.	<p>to:</p> <ul style="list-style-type: none"> 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; f. natural hazard mitigation and site constraints; and g. extent of potential adverse effects on cultural, spiritual, heritage and /or amenity values of any affected waterbodies.
OSZ-R3	Conservation activity	
Open space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
OSZ-R4	Maintenance of tracks	
Open Space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
OSZ-R5	Vegetation planting	
Open Space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
OSZ-R6	Recreation activity	
Open Space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
OSZ-R7	Park management activity	
Open Space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
OSZ-R8	Community facility	
Open Space	Activity status: Permitted	Activity status where compliance not achieved: Not applicable

zone		
OSZ-R9	Sport and recreation facility	
Open Space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
OPZ-R10	Customary activity	
Open Space zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
OPZ-R11	Commercial activity	
Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
OSZ-R12	Visitor accommodation	
Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
OSZ-R13	Camping ground	
Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
OSZ-R14	Educational facility	
Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
OSZ-R15	Residential activity	
Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
OSZ-R16	Activities not otherwise listed in Open space zone	
Open Space zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
OSZ-R17	Industrial activity	
Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
OSZ-R18	Motorsport activity	
Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

OSZ-R19	Mineral extraction activity	
Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
OSZ-R20	Offensive trade	
Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
OSZ-R21	Commercial composting	
Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
OSZ-R22	Community corrections activity	
Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
OSZ-R23	Landfill	
Open Space zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
OSZ-S1	Maximum height	
Open Space zone	<p>The maximum height of a building or structure, or extensions or alteration to an existing building or structure is 8m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding environment; 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.
OSZ-S2	Height in relation to boundary	
Open Space zone	<p>The building or structure, or extensions or alterations to an existing building or structure must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site; 2. 45 degrees at 2m above ground level at 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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,

	<p>the eastern and western boundaries of the site; and</p> <p>3. 35 degrees at 2m above ground level at the southern boundary of the site.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>including buildings and outdoor areas; and</p> <p>c. natural hazard mitigation and site constraints.</p>
OSZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Open Space zone	<p>The building or structure, or extensions or alterations to an existing building or structure must be set back at least 1.2m from all site boundaries, except that the setback must be at least 3m measured from a road boundary.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Fences or walls no more than 2m in height above ground level; or ii. Uncovered decks no more than 0.5m above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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, reserves and esplanades.
OSZ-S4	Setback from MHWS	
Open Space zone	<p>The building or structure, or extensions or alterations to an existing building or structure must be setback at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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

		<p>method for controlling stormwater; and</p> <p>f. the impacts on existing and planned roads, public walkways, reserves and esplanades.</p>
OSZ-S5	Building or structure coverage	
Open Space zone	<p>The building or structure coverage of the site area is no more than 8% or 800m², whichever is the lesser.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.

Overview

The Quail Ridge zone covers an area of approximately 16.9ha at the southern end of Rainbow Falls Road and is adjacent to the Kerikeri River scenic reserve and walkway which is managed by the Department of Conservation. The Country Club, or village, will contain a mix of residential units including individual units, duplexes, small groups of townhouses, and multi-storey apartments which will be staged over a number of years and will be developed to a maximum of 238 residential units shown on the Quail Ridge Concept Master Plan. If at a later juncture Council wastewater reticulation is available then the maximum number of residential units is 273. At the centre of the site will be a clubhouse, 40 bed care facility and serviced apartments. All residential units will be held under license to occupy arrangements and no subdivision other than possible boundary adjustments will occur.

A range of recreational facilities will be provided, along with a variety of landscaped areas. A pedestrian bridge will be provided across the Kerikeri River as a requirement of the development, which will link the village with the town centre and nearby golf course. It will also provide for enhanced public access to the adjacent scenic reserve and walkways.

Concept Master Plan

The principal development components expected on the land, and its staging, are defined on the Quail Ridge Concept Master Plan, which comprises of the Master Plan, Site Staging, Setout Plan and the Landscape Enhancement Plan.

Access & Services

Secondary road access may be possible in the future as the land to the northeast is developed and connected to Waipapa Road and in turn the Heritage Bypass.

The village is connected to Council's reticulated water network and a private irrigation scheme. On-site storage tanks and ornamental ponds are also provided. Wastewater is treated and disposed of on-site and stormwater is collected in a network of piped and open swale drains on the site and after treatment discharged through the Department of Conservation controlled land to the Kerikeri River.

Objectives	
QR-O1	The Quail Ridge zone is a staged development in general accordance with the Quail Ridge Concept Master Plan, including the provision of a pedestrian bridge/walkways, roads/footpaths and utility services linked to future development of the surrounding area.
QR-O2	Development in the Quail Ridge zone is carried out in a manner that protects and enhances the ecological, heritage, landscape and amenity values on the site and surrounding area.
Policies	
QR-P1	Enable development that is in accordance with the Quail Ridge Concept Master Plan where it can be served by on-site infrastructure, or reticulated infrastructure where available.
QR-P2	Ensure that multi-storey buildings are generally confined to the locations shown in Stage 2 shown on the Quail Ridge Concept Master Plan.
QR-P3	Ensure that buildings, roads and other facilities are constructed and designed in a manner that recognises the zone purpose as a retirement village located in a rural residential area adjacent to a public reserve with high ecological, heritage, landscape and amenity values.

QR-P4	Ensure that significant areas of the site are retained as landscaped open space and for recreational activities in accordance with the Quail Ridge Concept Master Plan.
QR-P5	Enable for the relocation of buildings, roads and other activities within the Quail Ridge zone provided: <ul style="list-style-type: none"> a. the total number of buildings does not increase; b. the same environmental outcomes are achieved as anticipated by the Quail Ridge zone and the Quail Ridge Concept Master Plan; and c. the timing of the pedestrian bridge/walkway and the upgrading of Rainbow Falls Road does not alter.
QR-P6	Protect the ecological integrity of the surrounding public reserve by limiting the number of domestic pets and their access to the reserve by: <ul style="list-style-type: none"> a. prohibiting the keeping of mustelids or operating a boarding or breeding kennel, a cattery or intensive farming; b. creating a pets policy that is incorporated into the license to occupy for any residential activity; and c. erecting signage at the entry and exit points of the Department of Conservation managed reserves prohibiting dog entry.
QR-P7	Provide for boundary adjustments within the Quail Ridge zone to avoid fragmentation of the site.

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, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. 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.

QR-R1	New buildings or structures, or extensions or alterations to existing buildings or structures	
Quail Ridge zone	Activity status: Controlled Where: CON-1 The new building or structure, or extension or alteration to an existing building or structure, repairs and maintenance to buildings or structures, and residential units are located in accordance with the Quail Ridge Concept Master Plan, except where in accordance with QR-R1 CON-2. CON-2 The relocation of buildings or structures elsewhere within the zone and an increased footprint of any house, duplex or townhouse	Activity status where compliance not achieved with CON-1 and CON-2: Discretionary
		Activity status where compliance not achieved with CON-3: Restricted discretionary <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard

	<p>shown on the Quail Ridge Concept Master Plan provided:</p> <ol style="list-style-type: none"> 1. There is no more than 10% increase in building footprint; 2. The total number of houses, duplexes and townhouses within the zone does not exceed 193; and 3. The relocated building footprint is within the area identified for houses, duplexes and townhouses on the Quail Ridge Concept Master Plan. <p>CON-3 The new building or structure, or extension or alteration to an existing building or structure complies with standards: QR-S1 Building design and appearance; QR-S2 Height; QR-S3 Height in relation to boundary; QR-S4 Setbacks; and QR-S5 Fencing and landscaping. Matters of control are limited to:</p> <ol style="list-style-type: none"> a. Residential Intensity; b. Building Design & Appearance; and c. Fencing & Landscaping. 	
QR-R2	Quail Ridge impermeable surface coverage	
<p>Quail Ridge zone</p>	<p>Activity status: Controlled Where: CON-1 The impermeable surface coverage of the Quail Ridge zone is no more than 42%. Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. the extent to which impermeable surfaces contribute to total catchment impermeability; 2. the extent to which low impact design principles have been used; 3. the visual and amenity related effects of the additional impermeable surfaces; 4. the degree to which mitigation measures are proposed and their likely effectiveness; and 5. the extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies. 	<p>Activity status where compliance not achieved with CON-1: Discretionary</p>
QR-R3	Quail Ridge retirement village residential activity	
<p>Quail Ridge zone</p>	<p>Activity status: Controlled Where: CON-1 The Quail Ridge retirement village residential activities shall not exceed a total of:</p> <ol style="list-style-type: none"> 1. 238 residential units, including those within the care facility where council owned 	<p>Activity status where compliance not achieved with CON-1: Discretionary</p>

	<p>reticulated wastewater is not available; or</p> <p>2. 273 residential units, including those within the care facility where council owned reticulated wastewater is available and connections are provided.</p> <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> a. Residential Intensity; b. Building Design & Appearance; and c. Fencing & Landscaping. 	
QR-R4	Pond, recreational facility, road and access lane	
<p>Quail Ridge zone</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 Any pond, recreational facility, road or access lane is located in accordance with the Quail Ridge Concept Master Plan except in accordance with QR-R4 CON-2.</p> <p>CON-2 The relocation or any increase in any pond, recreation facility, road or service land shown on the Quail Ridge Concept Master Plan provided:</p> <ul style="list-style-type: none"> 1. The relocated position is no closer to any site boundary; and 2. The resultant location is in general accordance with the Quail Ridge Concept Master Plan and the Landscape Enhancement Plan. <p>CON-3 Any pond, recreational facility, road or access lane complies with standards: QR-S5 Fencing and landscaping; QR-S7 Off site road improvements; QR-S8 Bush protection, weed and pest control ; QR-S9 Control of domestic pets; and QR-S10 Stormwater, water supply and wastewater facilities.</p> <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> a. Fencing and landscaping; b. On site access, parking and loading; c. Off site road improvements; d. Bush protection, weed and pest control; e. Control of domestic pets; and f. Stormwater, wastewater and water supply facilities and the Management of these facilities. 	<p>Activity status where compliance not achieved with CON-1 or CON-2: Discretionary</p> <p>Activity status where compliance not achieved with CON-3: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard
QR-R5	Zone boundary fencing and landscaping	
<p>Quail Ridge zone</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 Any zone boundary fencing and landscaping:</p> <ul style="list-style-type: none"> 1. establishes a visual screen of native plants 	<p>Activity status where compliance not achieved with CON-1: Restricted discretionary</p> <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard.

	<p>and shrubs in accordance with the Quail Ridge Concept Master Plan; and</p> <p>2. complies with standard QR-S5 Fencing and landscaping</p> <p>Matters of control are limited to:</p> <p>a. Fencing and landscaping.</p>	
QR-R6	Roading and Access	
Quail Ridge zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 Any access, internal roading, parking and loading complies with the relevant provisions of Part 2 — District Wide — Transport except with respect to QR-R6 CON-2, QR-R6 CON-3 and QR-R6 CON-4.</p> <p>CON-2 Internal roads comply with TRAN-R6 Quail Ridge on site access, parking and access</p> <p>CON-3 Service lands shall have a minimum width of 3.5m seal, with passing bays as necessary.</p> <p>CON-4 Any access and complies with standard QR-S6 Roading and access</p> <p>Matters of control are limited to:</p> <p>a. On site access, parking and loading; and b. Off site road improvements.</p>	<p>Activity status where compliance not achieved with CON-1, CON-2 or CON-3:</p> <p>Discretionary</p> <p>Activity status where compliance not achieved with CON-4:</p> <p>Restricted discretionary</p> <p>a. the matters of discretion of any infringed standard.</p>
QR-R7	Off zone road improvements	
Quail Ridge zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 Prior to the occupation of Stage 1 residential units, Rainbow Falls Road corner shall be widened and complies with standard QR-S7 Off site road improvements</p> <p>CON-2 Prior to the occupation of Stage 2 serviced apartments and bed care units, Rainbow Falls Road shall be widened to a 7m width plus the provision for a footpath on at lease one side of the road complies with standard QR-S7 Off site road improvements</p> <p>Matters of control are limited to:</p> <p>a. Off site road improvements.</p>	<p>Activity status where compliance not achieved with CON-1 or CON-2:</p> <p>Restricted discretionary</p> <p>a. the matters of discretion of any infringed standard.</p>
QR-R8	Bush protection, and weed and pest control	
Quail Ridge zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 <u>Prior in conjunction with the first application for resource consent to construct buildings within Stage 5, or if Stage 5 is cancelled, Stage 4, a</u></p>	<p>Activity status where compliance not achieved with CON-1 or CON-2:</p> <p>Restricted discretionary</p> <p>a. the matters of discretion of any infringed standard.</p>

	<p>plan must be provided to the occupation Council identifying the small stand of Stage 1 residential units, Rainbow Falls Road corner shall be widened predominantly native bush on the site's escarpment area for legal and complies physical protection. The plan must comply with standard QR-S7 Off site road improvements QR-S8 Bush protection, weed, and pest control</p> <p>CON-2 Prior to the occupation of Stage 2 serviced apartments A weed and bed care units, Rainbow Falls Road pest control programme shall be widened initiated at the same time as the internal road access through to a 7m width plus the provision for a footpath on at least one side of the road complies Stage 5 has been constructed, or if Stage 5 is cancelled, before Stage 4 is completed. The programme must comply with standard QR-S7 Off site road improvements QR-S8 Bush protection, weed, and pest control</p> <p>Matters of control are limited to:</p> <p>a. Off site road improvements Bush protection, weed and pest control.</p>	
QR-R9	Domestic pets	
<p>Quail Ridge zone</p>	<p>Activity status: Controlled Where: CON-1 Prior to the occupation of any residential unit, a mechanism to limit the number of domestic pets within the zone shall be implemented and domestic pet control shall comply with standard QR-S9 Control of domestic pets Matters of control are limited to:</p> <p>a. Control of domestic pets; and b. Bush protection, weed and pest control.</p>	<p>Activity status where compliance not achieved with CON-1: Restricted discretionary</p> <p>a. the matters of discretion of any infringed standard.</p>
QR-R10	Stormwater, water supply and wastewater	
<p>Quail Ridge zone</p>	<p>Activity status: Controlled Where: CON-1 Stormwater, water supply and wastewater shall comply with standard QR-S10 Stormwater, water supply and wastewater facilities Matters of control are limited to:</p> <p>a. Stormwater, wastewater and water supply facilities and the Management of these facilities.</p>	<p>Activity status where compliance not achieved with CON-1: Restricted discretionary</p> <p>a. the matters of discretion of any infringed standard.</p>
QR-R11	Clubhouse, buildings used for recreational purposes & accessory buildings	
<p>Quail Ridge zone</p>	<p>Activity status: Restricted discretionary Where: RD-1</p>	<p>Activity status where compliance not achieved with RD-1 or RD-2: Discretionary</p>

	<p>The relocation and enlargement/extension of no more than 10% to the clubhouse, any building used for recreational purposes, or accessory building shown on the Quail Ridge Concept Master Plan where the relocated building footprint adjoins the approved building footprint shown on the Quail Ridge Concept Master Plan RD-2 The activity complies with standards: QR-S1 Building design and appearance; QR-S2 Height; QR-S3 Height in relation to boundary; QR-S4 Setbacks; and QR-S5 Fencing and landscaping. Matters of discretion are limited to:</p> <ol style="list-style-type: none"> a. the matters of discretion of any infringed standard; b. the extent to which the proposal is in keeping with the existing character and form of the site and adjacent sites, in particular with the external scale and proportions of buildings or activities on the site and on adjacent sites; c. the extent to which the buildings(s) or activities may reduce the outlook and privacy of adjacent properties; d. the ability to mitigate any adverse effects on the surrounding environment, for example by way of building design and/or planting; e. the extent to which the location and design of any associated vehicle access, manoeuvring space, loading bays and parking spaces comply with the consents and/or Part 3 of the Plan - District Wide Provisions; and f. the extent to which the proposal impacts on the Landscape Enhancement Plan. 	
QR-R12	Apartments and care facility buildings	
<p>Quail Ridge zone</p>	<p>Activity status: Restricted discretionary Where: RD-1 The relocation and enlargement/extension of no more than 10% to any apartment and/or care building shown on the Quail Ridge Concept Master Plan where the relocated building footprint adjoins the approved building footprint shown on the Quail Ridge Concept Master Plan. RD-2 The activity complies with standards: QR-S1 Building design and appearance; QR-S2 Height; QR-S3 Height in relation to boundary; QR-S4 Setbacks; and</p>	<p>Activity status where compliance not achieved with RD-1 or RD-2: Discretionary</p>

	<p>QR-S5 Fencing and landscaping. Matters of discretion are limited to:</p> <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard; b. the extent to which the proposal is in keeping with the character and form of development on the site and adjacent sites, in particular with the external scale and proportion of buildings or activities on the site and on adjacent sites; c. the extent to which the buildings(s) or activities may reduce outlook and privacy of adjacent properties; d. the extent to which the activity may adversely affect use of adjacent reserve areas; e. the ability to mitigate any adverse effects on the surrounding environment for example by way of building design, external appearance and landscaping; f. the extent to which any associated access, manoeuvring space, loading bays and parking spaces comply with the Plan rules; and g. the extent to which the proposal impacts on the Landscape Enhancement Plan. 	
QR-R13	Activities otherwise not listed in this chapter	
Quail Ridge zone	Activity status: Discretionary	
QR-R14	Boarding or breeding kennel	
Quail Ridge zone	Activity status: Non-complying	
QR-R15	Cattery	
Quail Ridge zone	Activity status: Non-complying	
QR-R16	Factory farming	
Quail Ridge zone	Activity status: Non-complying	
QR-R17	Keeping of mustelids	
Quail Ridge zone	Activity status: Non-complying	
QR-R18	Offensive trade	

Quail Ridge zone	Activity status: Non-complying	
QR-R19	Commercial composting	
Quail Ridge zone	Activity status: Non-complying	
QR-R20	Community correction facility	
Quail Ridge zone	Activity status: Non-complying	
QR-R21	Cleanfill and landfill	
Quail Ridge zone	Activity status: Non-complying	
QR-R22	Primary production activity	
Quail Ridge zone	Activity status: Non-complying	
Standards		
QR-S1	Building design and appearance	
Quail Ridge zone	<ol style="list-style-type: none"> 1. Buildings forms such as 'A' frames, domes and towers are not permitted; 2. Kitset, prefabricated and relocated buildings are not permitted; 3. The roof forms of all residential units, duplexes and townhouses are to have gable or hip variations with either soft barges or parapet roof ends; and 4. All exterior walls and roofs are to be finished in neutral or dark colours suited to the landscape setting. They shall have a reflectivity value of less than 40% as illustrated on the Resene BS5282 colour range. This restriction does not apply to doors or window joinery. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the extent to which the building adversely affects the amenity values and character of the site and surrounding area; b. the visibility of the building from adjacent reserves and other public vantage points; and c. the extent to which landscaping, in particular the planting of indigenous species, can mitigate adverse landscape and visual effects.
QR-S2	Maximum height	
Quail Ridge zone	<ol style="list-style-type: none"> 1. The maximum height of any residential unit, duplex, townhouse or accessory building is 8m above ground level; 2. The maximum height of the clubhouse and the care facility/serviced apartment building is 9m above ground level; and 3. The maximum height of the two independent living apartment buildings shown on the Quail Ridge Concept Master Plan is 11.5m above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding built environment; b. dominance in relation to the street and adjoining sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;

	<p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<ul style="list-style-type: none"> d. shading and loss of access to sunlight to adjoining sites; e. landscaping; and f. natural hazard mitigation and site constraints.
QR-S3	Height in relation to boundary	
<p>Quail Ridge zone</p>	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> 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; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the building envelope height by more than 0.5m on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height above the building envelope and/or diameter; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height above the building envelope. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
QR-S4	Setbacks	
<p>Quail Ridge zone</p>	<ul style="list-style-type: none"> 1. The building or structure, or extensions to an existing building or structure, and any impermeable surfaces must be setback at least 7.5m from all site boundaries. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Fences or walls no more than 2m in height. ii. Uncovered decks 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the extent to which the building(s) reduces outlook and privacy of adjacent properties, particularly reserves; b. the extent to which the building(s) restrict visibility for access and egress of vehicles; and c. the ability to mitigate any adverse effects on the environment, for

		example by way of building design, appearance or planting.
QR-S5	Fencing and landscaping	
Quail Ridge zone	<ol style="list-style-type: none"> 1. The landscaping is to be arranged in general accordance with the Landscape Enhancement Plan in the Quail Ridge Concept Master Plan; 2. The zone boundary fence is to be designed to prevent people and pets from readily accessing the adjacent scenic reserve and adjoining land; 3. The planted zone boundary visual screen is to be designed to screen the fence and adjacent buildings on the Country Club site from people visiting the Rainbow Falls and those using the riverbank walkway; 4. A minimum of 25% of the length of the zone boundaries shall be arranged so that the landscape planting is on the outer side of the fence, with the fence then set back from the boundary; and 5. Plans and specifications of the fencing and landscaping required in respect of each stage of the development shall be provided to the Council with each application for resource consent for the respective development stages and the work shall be completed before the residential units in each stage are occupied. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the extent, form and quality of the fencing and landscaping being provided; and b. the extent to which the breach affects the amenity values and character of adjacent reserve areas.
QR-S6	Roading and access	
Quail Ridge zone	<ol style="list-style-type: none"> 1. Plans and specifications of the internal site access and parking shall be provided to the Council and the work completed before the residential units in each stage are occupied; and 2. Plans and specifications of the service lane shall be provided to the Council and the work completed before the Stage 2 residential units are occupied. 	<p>Where the standard is not met, matters of discretion are restricted to: Not applicable</p>
QR-S7	Off site road improvements	
Quail Ridge zone	<ol style="list-style-type: none"> 1. Plans and specifications of the corner widening on Rainbow Falls Road shall be provided to the Council for its approval prior to the commencement of the work and the work shall be completed before the Stage 1 residential units are occupied; 2. Plans and specifications for the complete widening of Rainbow Falls Road to a 7 metre width plus the provision of a footpath on at least one side of the road, shall be provided for the approval of the Council 	<p>Where the standard is not met, matters of discretion are restricted to: Not applicable</p>

	<p>and the work completed in accordance with the approved plans before the serviced apartments and bed care units in Stage 2 are occupied; and</p> <p>3. Plans and specifications for the provision of a slip lane at the intersection of Rainbow Falls Road and Waipapa Road shall be provided for the approval of the Council and the work completed in accordance with the approved plans when the Council undertakes its planned upgrading of Waipapa Road.</p> <p><i>(Explanation: In relation to Rainbow Falls Road, the cost of the corner widening, road widening and footpath will be met by the developer. The cost of the work to the intersection of Rainbow Falls Road and Waipapa Road will be shared by the developer with the Council)</i></p>	
QR-S8	Bush protection, weed and pest control	
Quail Ridge zone	<ol style="list-style-type: none"> 1. A weed and pest control programme for this protected area shall also be initiated at the same time as the internal road access through to Stage 5 has been constructed; 2. Information and plans of the area to be protected and the weed and pest control programme shall be provided to the Council as part of the first application for resource consent to construct buildings within Stage 5, or Stage 4 if Stage 5 is not to proceed; 3. The plans shall identify the areas to be protected and detail the protection mechanisms to be utilised. The mechanisms shall include legal as well as physical protection. The weed and pest control programme shall address the measures to be utilised to manage and eradicate weed and pest species and state how these measures are to be managed on an on going basis; and 4. If Stage 5 is not developed then the formal protection of the bush and weed and pest control programme shall be undertaken before Stage 4 is completed. 	<p>Where the standard is not met, matters of discretion are restricted to: Not applicable</p>
QR-S9	Control of domestic pets	
Quail Ridge zone	<p>A mechanism for effectively limiting the number of domestic pets on the site and their possible movement into the adjacent scenic reserve shall be provided to the Council before any residential units are occupied.</p> <p>The pets policy shall address the following matters:</p>	<p>Where the standard is not met, matters of discretion are restricted to: Not applicable</p>

	<ol style="list-style-type: none"> 1. Signage to be erected at any entry / exit points to the adjacent Department of Conservation managed reserves advising of the prohibition on dogs entering or roaming in these reserves; and 2. The terms and conditions of the pets policy being incorporated into a license to occupy for every resident as conditions of the license. 	
QR-S10	Stormwater, water supply and wastewater facilities	
Quail Ridge zone	Plans and specifications of the on site stormwater, water supply and wastewater facilities in each stage shall be provided to the Council and the facilities made operational before the associated residential units in the stage are occupied.	Where the standard is not met, matters of discretion are restricted to: Not applicable

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	<p>Land use and subdivision in the Rural Production zone:</p> <ul style="list-style-type: none"> a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production; b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation; c. does not compromise the use of land for farming activities, particularly on highly productive land; d. does not exacerbate any natural hazards; and e. 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	<p>Ensure the Rural Production zone provides for activities that require a rural location by:</p> <ul style="list-style-type: none"> 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	<p>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:</p> <ul style="list-style-type: none"> 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	<p>Avoid land use that:</p> <ul style="list-style-type: none"> 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	<p>Avoid subdivision that:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1. the type of farming proposed; and 2. 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	<p>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:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	<p>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</p>	<p>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</p>
		Activity status where compliance

	<p>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.</p> <p>PER-3 The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</p>	<p>not achieved with PER-1 or PER-3: Discretionary</p>
<p>RPROZ-R2</p>	<p>Impermeable surface coverage</p>	
<p>Rural Production zone</p>	<p>Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 15%.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
<p>RPROZ-R3</p>	<p>Residential activity</p>	
<p>Rural Production zone</p>	<p>Activity status: Permitted Where: PER-1 The site area per residential unit is at least</p>	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary Where:</p>

	<p>40ha.</p> <p>PER-2 The number of residential units on a site does not exceed six.</p> <p>PER-1 does not apply to: a single residential unit located on a site less than 40ha.</p>	<p>DIS-1 The site area per residential unit is at least 8ha.</p> <p>DIS-2 The number of residential units on a site does not exceed two.</p>
	Activity status where compliance not achieved with DIS 1 or DIS 2: Non-complying	
RPROZ-R4	Visitor accommodation	
Rural Production zone	<p>Activity status: Permitted Where:</p> <p>PER-1 The visitor accommodation is within a residential unit, accessory building or minor residential unit.</p> <p>PER-2 The occupancy does not exceed 10 guests per night.</p> <p>PER-3 The site does not share access with another site.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>
RPROZ-R5	Home Business	
Rural Production zone	<p>Activity status: Permitted Where:</p> <p>PER-1 The home business is undertaken within:</p> <ol style="list-style-type: none"> 1. a residential unit; or 2. an accessory building that does not exceed 40m² GFA; or 3. a minor residential unit. <p>PER-2 There is no more than two full-time equivalent persons engaged in the home business who reside off-site.</p> <p>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.</p> <p>PER-4 Hours of operation are between:</p> <ol style="list-style-type: none"> 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays. 	<p>Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER- 4: Discretionary</p>
RPROZ-R6	Educational facility	
Rural	Activity status: Permitted	Activity status where compliance

Production zone	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.	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	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary

	<p>The building undertaking rural produce manufacturing does not exceed GFA of 100m².</p> <p>PER-2 The number of rural produce manufacturing operations does not exceed one per site.</p> <p>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.</p>	
RPROZ-R12	Farm quarry	
Rural Production zone	<p>Activity status: Permitted Where: PER-1</p> <ol style="list-style-type: none"> 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. 	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
RPROZ-R13	Catteries and dog boarding kennels	
Rural Production zone	<p>Activity status: Permitted Where: PER-1</p> <p>Any building, compound or part of a site used for a cattery, is located a minimum of:</p> <ol style="list-style-type: none"> 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. <p>PER-2</p> <p>Any building, compound or part of a site used for a dog boarding kennel, is located a minimum of:</p> <ol style="list-style-type: none"> 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. 	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>
RPROZ-R14	Cemeteries / Urupā	
Rural Production zone	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved: Not applicable</p>

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 300m ² 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: <ol style="list-style-type: none"> a. the character and appearance of the building(s) b. the sitting 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	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted

	does not exceed 150m ² .	to: <ol style="list-style-type: none"> the character and appearance of the building the siting of the building, decks and outdoor areas including parking relative to adjoining sites; whether the building creates a loss of privacy for surrounding residential units and their associated outdoor areas; ability of the supporting roading network to cater for the additional vehicular; servicing requirements and any constraints of the site; any lighting or noise effects; the frequency of the use, hours and days of operation and the number of people it can cater for; and 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: <ol style="list-style-type: none"> does not exceed a GFA of 65m²; and with an optional attached garage or carport that does not exceed GFA of 18m², where the garage or carport is used for vehicle storage, general storage 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

	laundry facilities.	
RPROZ-R20	Papakāinga Housing	
Rural Production zone	<p>Activity status: Restricted Discretionary Where: RDIS-1 The number of residential units per site does not exceed 10.</p> <p>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.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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. 	<p>Activity status where compliance not achieved with RDIS-1: Discretionary</p> <hr/> <p>Activity status where compliance not achieved with RDIS-2: Non complying</p>
	RPROZ-R21	Expansion of existing mineral extraction activity
Rural Production	<p>Activity status: Restricted Discretionary Where:</p>	Activity status where compliance not achieved with RDIS-1, RDIS-2,

zone	<p>RDIS-1 A Mineral Extraction Activity Management Plan has been provided that contains the information required in ME-S1 Mineral extraction activity management plan.</p> <p>RDIS-2 The hours of operation remain the same.</p> <p>RDIS-3 The extraction volumes do not increase by more than 10%.</p> <p>RDIS-4 Any expansion does not occur within 30m of the site boundary.</p> <p>RDIS-5 The vehicle access to the Mineral Extraction activity remains unchanged.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> measures to manage off-site effects including dust, odour, lighting, visual amenity, traffic generation, noise and vibration; landscaping and screening; the tenure of activities including extraction, processing and sales; any adverse effect on historic heritage or cultural values any adverse effect on natural environment values and the coastal environment. the proposed rehabilitation programme including provision for clean-filling, recontouring, revegetation; monitoring; and 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. 	RDIS-3, RDIS-4 or RDIS-5: Discretionary
RPROZ-R22	Rural tourism activity	
Rural Production zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the character and appearance of the building(s); the link between the tourism activity and the rural environment; the siting of the building(s), decks 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; 	Activity status where compliance not achieved: Not applicable

	<ul style="list-style-type: none"> 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. 	
RPROZ-R23	Intensive indoor primary production	
Rural Production zone	<p>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:</p> <ul style="list-style-type: none"> a. odour, noise and dust effects; b. impacts on the transport network; c. the scale, character and appearance of the building(s); d. the siting of the building(s) and outdoor areas relative to adjoining sites; e. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; f. the number and types of animals; g. method of effluent management and disposal; h. likely presence of vermin; i. the frequency and nature of management and supervision; j. landscaping or screening; and k. 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	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The rural industry activity does not exceed a GBA of 500m² per site.</p> <p>RDIS-2 The number of rural industry activities per site does not exceed one.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and appearance of the building(s) b. the siting of the building(s) 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 traffic; e. servicing requirements and any constraints of the site; f. whether the location of the building(s) and the rural industry is compatible with 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 employed; j. any natural hazard affecting the site or surrounding area. <p>Note: Rural Produce Manufacturing is controlled by RPROZ-R11.</p>	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	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

zone		
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	<p>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.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; and ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; and iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding environment; b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant 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.
RPROZ-S2	Height in relation to boundary	
Rural Production zone	<p>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:</p> <ol style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site; and 2. 45 degrees at 2m above ground level at the the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; or ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.

	<p>or</p> <p>iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or</p> <p>iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.</p>	
RPROZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Rural Production zone	<p>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:</p> <ol style="list-style-type: none"> 1. 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 2. artificial crop protection and support structures must be setback at least 3m from all site boundaries; or 3. habitable buildings must be setback at least 30m from the boundary of an unsealed road. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. fences or walls no more than 2m in height above ground level; or ii. uncovered decks less than 1m in height above ground level; or iii. underground wastewater infrastructure; or iv. water tanks less than 2.7m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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 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	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 30m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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%.	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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 sitting, 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	<p>Stock holding and feeding areas, milking sheds and buildings used to house or feed stock must be set back:</p> <ol style="list-style-type: none"> 1. From the following boundaries, at least: <ul style="list-style-type: none"> 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. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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 role of the Rural Residential zone is to provide an opportunity for people to enjoy a spacious, peri-urban living environment located close to a settlement. The Rural Residential zone is located on the fringe of the district's settlements and provides a transition to the surrounding Rural Production and/or Rural Lifestyle and Horticulture zones.

The Rural Residential zone has been generally applied to areas that were formerly zoned Rural Living and are contiguous with an urban area. It is anticipated that the character of the zone will remain predominantly residential as the adjoining settlement will provide for most day to day services. As such, the Rural Residential zone does not anticipate or provide for community activities, stand-alone retail, business, or industrial activities as these activities can reduce rural character and amenity, lead to reverse sensitivity, and cumulative effects and undermine the role and function of residential, commercial, industrial and mixed use zones. However, the Rural Residential zone does retain the ability to undertake farming activities at a domestic scale appropriate to the size of the lots.

The Rural Residential zone provides for smaller lot sizes of approximately 2,000-4,000m² that are capable of providing for on-site infrastructure servicing, as distinct from the Rural Lifestyle zone that has a larger minimum lot size and greater expectations of maintaining rural character and amenity. Unlike the Rural Lifestyle zone which is not intended to transition to an urban environment, a Rural Residential zone may also be in a location where an urban area may grow and where land may be re-zoned for urban development when demand requires it.

Provisions around building height, setback, site coverage, lighting, and other matters help to maintain the character and amenity of the Rural Residential environment and minimise any nuisance and adverse impacts on neighbouring properties.

Council has a responsibility under the RMA and the Regional Policy Statement to protect highly versatile soils, prevent land fragmentation and sterilisation (including reverse sensitivity) and create a well functioning urban form. It is also recognised that this zone contains ecological, historic heritage, cultural and natural character values due to the proximity of some parts of the zone to the coastal marine area. The protection of these resources must be managed in conjunction with the ability to undertake activities anticipated in this zone.

Objectives	
RRZ-O1	The Rural Residential zone is used predominantly for rural residential activities and small scale farming activities that are compatible with the rural character and amenity of the zone.
RRZ-O2	The predominant character and amenity of the Rural Residential zone is maintained and enhanced, which includes: <ol style="list-style-type: none"> a. peri-urban scale residential activities; b. small-scale farming activities with limited buildings and structures; c. smaller lot sizes than anticipated in the Rural Production or Rural Lifestyle zones; and d. a diverse range of rural residential environments reflecting the character and amenity of the adjacent urban area.
RRZ-O3	The Rural Residential zone helps meet the demand for growth around urban centres while ensuring the ability of the land to be rezoned for urban development in the future is not compromised.
RRZ-O4	Land use and subdivision in the Rural Residential zone:

	<ul style="list-style-type: none"> a. maintains rural residential character and amenity values; b. supports a range of rural residential and small-scale farming activities; and c. is managed to control any reverse sensitivity issues that may occur within the zone or at the zone interface.
Policies	
RRZ-P1	<p>Enable activities that will not compromise the role, function and predominant character and amenity of the Rural Residential zone, while ensuring their design, scale and intensity is appropriate, including:</p> <ul style="list-style-type: none"> a. rural residential activities; b. small-scale farming activities; c. home business activities; d. visitor accommodation; and e. small-scale education facilities.
RRZ-P2	<p>Avoid activities that are incompatible with the role, function and predominant character and amenity of the Rural Residential zone including:</p> <ul style="list-style-type: none"> a. activities that are contrary to the density anticipated for the Rural Residential zone; b. primary production activities, such as intensive indoor primary production or rural industry, that generate adverse amenity effects that are incompatible with rural residential activities; and c. commercial or industrial activities that are more appropriately located in an urban zone or a Settlement zone.
RRZ-P3	<p>Avoid where possible, or otherwise mitigate, reverse sensitivity effects from sensitive and other non-productive activities on primary production activities in adjacent Rural Production zones and Horticulture zones.</p>
RRZ-P4	<p>Require all subdivision in the Rural Residential zone to provide the following reticulated services to the boundary:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network.
RRZ-P5	<p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale and character of the rural residential environment; b. location, scale and design of buildings or structures; c. at zone interfaces: <ul style="list-style-type: none"> 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; d. the capacity of the site to cater for on-site infrastructure associated with the proposed activity; e. the adequacy of roading infrastructure to service the proposed activity; f. managing natural hazards; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity; and h. 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.

RRZ-R1	New buildings or structures, or extensions or alterations to existing buildings or structures	
Rural Residential 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: RRZ-S1 Maximum height; RRZ-S2 Height in relation to boundary; RRZ-S3 Setback (excluding from MHWS or wetland, lake and river margins); RRZ-S4 Setback from MHWS; and RRZ-S5 Building or structure coverage. PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u>	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 when compliance not achieved with PER-1 or PER-3: Discretionary
RRZ-R2	Impermeable surface coverage	
Rural Residential zone	Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 12.5% or 2,500m ² , which ever is lesser.	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

		<p>groundwater and aquifers) or on adjoining sites;</p> <p>d. whether low impact design methods and use of green spaces can be used;</p> <p>e. any cumulative effects on total catchment impermeability;</p> <p>f. natural hazard mitigation and site constraints; and</p> <p>g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</p>
RRZ-R3	Residential activity	
Rural Residential zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The site area per residential unit is at least 4,000m².</p> <p>PER-1 does not apply to: a single residential unit located on a site less than 4,000m².</p>	<p>Activity status where compliance not achieved with PER-1:</p> <p>Discretionary</p> <p>Where:</p> <p>DIS-1: The site area per residential unit is at least 2,000m².</p>
		<p>Activity status where compliance not achieved with DIS-1: Non-complying</p>
RRZ- R4	Visitor accommodation	
Rural Residential zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is within a residential unit, accessory building or minor residential unit.</p> <p>PER-2 The occupancy does not exceed six guests per night.</p> <p>PER-3 The site does not share access with another site.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3:</p> <p>Discretionary</p>
RRZ- R5	Home business	
Rural Residential zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business is undertaken within:</p> <ol style="list-style-type: none"> 1. a residential unit; or 2. an accessory building that does not exceed 40m² GFA; or 3. a minor residential unit. <p>PER-2 There is no more than one full-time equivalent person engaged in the home business who resides off-site.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2, PER- 3 or PER-4:</p> <p>Discretionary</p>

	<p>PER-3 All manufacturing, altering, repairing, dismantling or processing of any material or articles associated with an activity is carried out within a building.</p> <p>PER-4 Hours of operation are between: 1. 7am-8pm Monday to Friday. 2. 8am-8pm Weekends and public holidays.</p>	
RRZ-R6	Educational facility	
Rural Residential zone	<p>Activity status: Permitted Where: PER-1 The educational facility is within a residential unit, accessory building or minor residential unit. PER-2 The number of students attending at one time does not exceed four, excluding those who reside onsite.</p>	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
RRZ-R7	Farming	
Rural Residential zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
RRZ-R8	Conservation activity	
Rural Residential zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
RRZ-R9	Rural produce retail	
Rural Residential zone	<p>Activity status: Permitted Where: PER-1 The activity does not exceed GBA of 50m² 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.</p>	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
RRZ-R10	Minor residential unit	
Rural Residential zone	<p>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 4,000m². CON-3</p>	<p>Activity status where compliance not achieved with CON-3 or CON-4: Discretionary</p> <p>Activity status where compliance not achieved with CON-1, CON-2 or CON-5: Non-complying</p>

	<p>The minor residential unit shares vehicle access with the principal residential unit;</p> <p>CON-4 The separation distance between the minor residential unit and the principal residential unit does not exceed 15m.</p> <p>CON-5 The minor residential unit:</p> <ol style="list-style-type: none"> 1. does not exceed a GFA of 65m²; and 2. with an optional attached garage or carport that does not exceed GFA of 18m², where the garage or carport is used for vehicle storage, general storage and laundry facilities. <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> i. the character and appearance of the residential unit(s) and any accessory building(s) in relation to the principal residential unit; ii. the sitting of the building(s), decks and outdoor areas relative to adjoining sites; iii. whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; iv. ability of the supporting roading network to cater for the additional vehicular and if applicable cycling and pedestrian traffic; v. servicing requirements and any constraints of the site; vi. the each residential unit has sufficient outdoor open space, and there is sufficient room for any landscaping, egress and any accessory building(s) required; vii. whether the location of the building(s) and residential activity could create reverse sensitivity effects on adjacent and surrounding primary production activities; viii. 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; ix. 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; x. any natural hazard affecting the site or surrounding area. 	
RRZ-R11	Retirement village	
Rural Residential	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

zone		
RRZ -R12	Community facility	
Rural Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RRZ -R13	Sport and recreation facility	
Rural Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RRZ-R14	Activities not otherwise listed in this chapter	
Rural Residential zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
RRZ-R15	Intensive indoor primary production	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RRZ-R16	Community corrections activity	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RRZ-R17	Industrial activity	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RRZ-R18	Rural industry	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RRZ-R19	Commercial activity not provided for as a permitted activity	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RRZ-R20	Landfill	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RRZ-R21	Mineral extraction activity	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

RRZ-R22	Commercial composting	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
RRZ-R23	Offensive trade	
Rural Residential zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
RRZ-S1	Maximum height	
Rural Residential zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 8m above ground level, except that artificial crop protection and support structures shall not exceed a height of 6m above ground level.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; or ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; or iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding environment; b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant 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.
RRZ-S2	Height in relation to boundary	
Rural Residential zone	<p>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:</p> <ol style="list-style-type: none"> 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; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.

	any elevation; or iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.	
RRZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Rural Residential zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 3m from all site boundaries, except:</p> <ol style="list-style-type: none"> 1. no building is 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; and 2. minimum building setback from the boundary of any Rural Production zone is at least 10m, and from any boundary with the mineral extraction overlay the setback is at least 20m. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. fences or walls no more than 2m in height above ground level; or ii. uncovered decks less than 1m in height above ground level; or iii. underground wastewater infrastructure; or iv. water tanks less than 2.7m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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 access, egress on site and the roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.
RRZ-S4	Setback from MHWS	
Rural Residential zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 30m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
RRZ-S5	Building or structure coverage	
Rural Residential zone	<p>The building or structure coverage of the site area is no more than 12.5% or 2,500m², whichever is the lesser.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p>

		<ul style="list-style-type: none">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; ande. natural hazard mitigation and site constraints.
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Overview

The Far North District has a range of dedicated indoor and outdoor organised sports and active recreation facilities. This zone includes sports fields, hard-court areas, recreational and sporting facilities, and associated buildings. The level of development anticipated in the Sport and Active Recreation zone is expected to be higher than the Open Space zone. Most of these areas are also available for informal leisure and recreation activities such as walking, jogging and non-organised sports when these facilities are not in use.

The Sport and Active Recreation zone may also include commercial activities associated with sport and recreation, such as the retail of merchandise and equipment and providing food and beverages to players and supporters. However, the intensive use of these sites can attract large numbers of people and may generate high levels of traffic, noise, light spill and other adverse effects that need to be managed.

Council has responsibilities under the RMA and the Northland Regional Policy Statement to provide for the cultural and social well-being and the health and safety of the community which is achieved through the Sport and Active Recreation zone.

Objectives	
SARZ-O1	The Sport and Active Recreation zone is predominantly used for recreation activity.
SARZ-O2	Buildings or structures in the Sport and Active Recreation zone complement and are consistent with the purpose of the zone and provide for social and cultural wellbeing.
Policies	
SARZ-P1	Enable indoor and outdoor activities that are compatible with the purpose and predominant character of the Sport and Active Recreation zone, including; <ol style="list-style-type: none"> a. recreation activities; and b. temporary events.
SARZ-P2	Provide for single and multi-sport facilities and commercial activities ancillary to recreation activities, and their associated buildings or structures, where these: <ol style="list-style-type: none"> a. enhance the use and enjoyment of the Sport and Active Recreation zone; b. avoid, remedy or mitigate any adverse effects on the character and amenity of adjacent residential zones; and c. provide community benefit.
SARZ-P3	Avoid land use and subdivision in the Sport and Active Recreation zone that would compromise the establishment and continuing use of land for sport and recreation purposes.
SARZ-P4	Manage the effects of land use and subdivision in the Sport and Active Recreation Zone, including consideration of the following key matters when assessing proposals: <ol style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings or structures; c. the public benefit provided by the proposed activity; d. at zone interfaces: <ol style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts. ii. adverse effects on the character and amenity of adjacent zones;

	<ul style="list-style-type: none"> e. the extent to which the activity is consistent with any relevant adopted reserve management plan for the area; f. effects on public access and use; g. 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; h. managing natural hazards; i. Any adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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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.

SARZ-R1	New building or structure, and extension or alteration to an existing building or structure	
Sport and Active Recreation zone	<p>Activity status: Permitted Where: PER-1 The new building or structure, or extension 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: SARZ-S1 Maximum height; SARZ-S2 Height in relation to boundary; SARZ-S3 Setback(excluding from MHWS or wetland, lake and river margins); SARZ -S4 Setback from MHWS; and SARZ-S5 Building or structure coverage. PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	<p>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 <u>or PER-3</u>: Discretionary</p>
SARZ-R2	Impermeable surface coverage	

Sport and Active Recreation zone	Activity status: Permitted Where: PER-1 The impermeable surface coverage of any site is no more than 10%.	Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 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; f. natural hazard mitigation and site constraints; and g. extent of potential adverse effects on cultural, spiritual, heritage and /or amenity values of any affected waterbodies.
SARZ-R3	Recreation activity	
Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R4	Park management activity	
Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R5	Sport and recreation facility	
Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R6	Community facility	
Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R7	Conservation activity	

Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R8	Maintenance of tracks	
Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R9	Vegetation planting	
Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R10	Customary activity	
Sport and Active Recreation zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
SARZ-R11	Commercial activity	
Sport and Active Recreation zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The commercial activity does not exceed a GFA of 40m².</p> <p>PER-2 Hours of operation are between:</p> <ol style="list-style-type: none"> 1. 8am - 6pm Monday to Friday. 2. 9am - 5pm Weekends and public holidays. <p>PER-3 The commercial activity is ancillary to the recreation activity on site.</p>	Activity status where compliance not achieved with PER-1, PER- 2 or PER-3: Discretionary
SARZ-R12	Visitor accommodation	
Sport and Active Recreation zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SARZ-R13	Camping ground	
Sport and Active Recreation zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

SARZ-R14	Educational facility	
Sport and Active Recreation zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SARZ-R15	Activities not otherwise listed in this chapter	
Sport and Active Recreation zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
SARZ-R16	Residential activity	
Sport and Active Recreation zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SARZ-R17	Industrial activity	
Sport and Active Recreation zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SARZ-R18	Motorsport activity	
Sport and Active Recreation zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SARZ-R19	Mineral extraction activity	
Sport and Active Recreation zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SARZ-R20	Offensive trade	
Sport and Active Recreation zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SARZ-R21	Commercial composting	
Sport and	Activity status: Non-complying	Activity status where compliance

Active Recreation zone		not achieved: Not applicable
SARZ-R22	Community corrections activity	
Sport and Active Recreation zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
SARZ-R23	Landfill	
Sport and Active Recreation zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
SARZ-S1	Maximum height	
Sport and Active Recreation zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 8m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding environment; 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.
SARZ-S2	Height in relation to boundary	
Sport and Active Recreation zone	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> 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; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.

	<ul style="list-style-type: none"> ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation. 	
SARZ-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Sport and Active Recreation zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 1.2m from all site boundaries, except that the setback must be at least 3m measured from a road boundary.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Fences or walls no more than 2m in height; or ii. uncovered decks no more than 0.5m above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; 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 access, egress on site and roading network; and g. the impacts on existing and planned public walkways, reserves and esplanades.
SARZ-S4	Setback from MHWS	
Sport and Active Recreation zone	<p>The building or structure, or extension or alteration to an existing building or structure must be set back at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
SARZ-S5	Building or structure coverage	
Sport and	The building or structure coverage of the site is	Where the standard is not met,

<p>Active Recreation zone</p>	<p>no more than 8%.</p>	<p>matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
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Overview

The Far North District has six Iwi Authorities (Te Roroa, Ngāti Kurī, Te Aupōuri, NgaiTakoto, Te Rarawa and NgātiKahu ki Whangaroa) who have reached treaty settlement with the Crown and for whom legislation has been enacted. The largest Iwi Authority, Ngāpuhi is yet to settle.

The land included in this overlay has been returned through the settlement process either as cultural or economic redress. Land tenure is predominantly general title and is governed by a post-settlement governance entity which differs from Māori Purpose zoned land which is administered under Te Ture Whenua Māori Act 1993.

As part of the settlement process, iwi authorities may have the first right of refusal on further land if it was specified in their settlement. Should further land need to be incorporated into this overlay, Council will initiate the plan change process to apply the Treaty Settlement Land overlay to the returned land. The underlying zone provisions apply to Treaty Settlement Land unless otherwise specified in these overlay provisions.

If economic redress land is sold post settlement then the overlay provisions and framework will no longer apply.

The Council has responsibilities under Te Tiriti / the Treaty, the Act and the Northland Regional Policy Statement to provide for the use and development of Treaty Settlement Land.

Objectives	
TSL-O1	The viability of Treaty Settlement Land is ensured for future generations.
TSL-O2	Treaty Settlement Land returned as commercial redress supports social, cultural and economic development.
TSL-O3	Treaty Settlement Land returned as cultural redress provides for the on-going relationship tangta whenua has with their land.
TSL-O4	Use and development on Treaty Settlement Land reflects the sustainable carrying capacity of the land and surrounding environment.
Policies	
TSL-P1	Provide for the use and development of Treaty Settlement Land.
TSL-P2	Enable a range of activities on Treaty Settlement Land including marae, papakāinga, customary use, cultural and small-scale commercial activities where the adverse effects can be avoided, remedied or mitigated
TSL-P3	Provide for development on Treaty Settlement Land where it is demonstrated that: <ol style="list-style-type: none"> a. it is compatible with surrounding activities; b. it will not compromise the occupation, development and use of Treaty Settlement Land; c. it will not compromise the underlying zone, adjacent land or other zones to be efficiently or effectively used for their intended purpose; d. any values identified through cultural redress are maintained; e. it maintains the character and amenity of surrounding area; f. it provides for community wellbeing, health and safety; g. it can be serviced by onsite infrastructure or reticulated infrastructure where this is available; and h. any adverse effects can be avoided, remedied or mitigated.

TSL-P4	<p>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:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design and character of the environment and purpose of the zone; b. the location, scale and design of buildings or structures; c. the positive effects resulting from the economic, social and cultural wellbeing provided by the proposed activity; d. managing reverse sensitivity effects on adjacent land uses, including: <ul style="list-style-type: none"> a. any setbacks, fencing, screening or landscaping required to address potential conflicts with adjacent land uses; b. the ability of surrounding properties to undertake primary production activities in a rural environment; e. 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; f. the adequacy of roading infrastructure to service the proposed activity; g. managing natural hazards; h. any loss of highly productive land; i. adverse effects on areas with historic heritage and cultural values, natural features and landscapes, natural character or indigenous biodiversity values; and j. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.
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Rules

Notes:

1. There may be rules in other District-Wide 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 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 Note 2 above, and 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 following provisions apply to land identified by the Treaty Settlement land overlay. Applicants may need to provide documentation in the form of final deeds of settlement, associated settlement legislation and confirmation that the land is still held with the post-settlement governance entity.
3. The provisions of the underlying zone apply to Treaty Settlement Land unless otherwise specified in this section. The rules provide that where the activity for the relevant zone provides for the same activity, or where there is conflict between a rule or standard in the underlying zone chapter, the less restrictive rule applies.

TSL-R1	New building or structure, and extensions or alterations to an existing building or structure	
Treaty Settlement Land overlay	<p>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:</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: <ul style="list-style-type: none"> a. the matters of discretion of any infringed standard. Activity status where compliance not achieved with PER-1 or PER-3: Discretionary</p>

	<p>TSL-S1 Maximum height; TSL-S2 Height in relation to boundary; TSL-S3 Setbacks (excluding from MHWS or wetland, lake and river margins); TSL-S4 Setback from MHWS; TSL-S5 Building or structure coverage; and TSL-S6 On-site servicing.</p> <p>PER-3 <u>The building or structure, if located within an airport protection surface area identified on the planning maps, does not penetrate the airport protection surfaces shown in APP4 Airport protection surfaces.</u></p>	
TSL-R2	Impermeable surfaces	
Treaty Settlement Land overlay	<p>Activity status: Permitted Where: PER-1: The impermeable surface coverage of any site is no more than 35%. Except that: On sites less than 5000m² containing marae, the impermeable surface coverage is no more than 50%.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the extent to which landscaping or vegetation may reduce adverse effects of run-off; the effectiveness of the proposed method for controlling stormwater on site; the availability of land for disposal of effluent and stormwater on site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites; whether low impact design methods and green spaces can be used; any cumulative effects on total catchment impermeability; and natural hazard mitigation and site constraints.
TSL-R3	Residential activity (except for papakāinga)	
Treaty Settlement Land overlay	<p>Activity status: Permitted Where: PER-1 On sites less than 1200m², the site area per standalone residential unit or multi-unit development is at least 600m². PER-2 The number of residential units on any site does not exceed six. Note: PER-1 and PER-2 do not apply to:</p> <ul style="list-style-type: none"> a single residential unit located on any site less than the minimum site area. papakāinga provided for in Rule TSL-P4. 	<p>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</p>

TSL-R4	Papakāinga	
Treaty Settlement Land overlay	Activity status: Permitted Where: PER-1 The number of residential units does not exceed the greater of: a. 10 residential units per site; or b. one residential unit per 40ha of site area. PER-2 Any commercial activity associated with the papakāinga does not exceed a GBA of 250m ² .	Activity status where compliance not achieved with PER-1 or PER-2: Restricted Discretionary Matters of discretion are restricted to: a. The matters set out in policy TSL-P4.
TSL-R5	Visitor accommodation	
Treaty Settlement Land overlay	Activity status: Permitted Where: PER-1 The occupancy does not exceed six guests per night. Note: PER-1 does not apply to marae provided for under TSL-R6.	Activity status where compliance not achieved: Discretionary
TSL-R6	Marae	
Treaty Settlement Land overlay	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
TSL-R7	Community facility	
Treaty Settlement Land overlay	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
TSL-R8	Customary activity	
Treaty Settlement Land overlay	Activity status: Permitted	Activity status where compliance not achieved: Not Applicable
TSL-R9	Urupā	
Treaty Settlement Land overlay	Activity status: Permitted	Activity Status where compliance not achieved: Not applicable
TSL-R10	Conservation activity	
Treaty Settlement Land overlay	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
TSL-R11	Educational facility	

Treaty Settlement Land overlay	Activity status: Permitted Where: PER-1 The educational facility is within a residential unit or accessory building. PER-2 The number of persons attending at any one time does not exceed four, excluding those who reside on site. These standards do not apply to: Kōhanga reo activities.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
TSL-R12	Commercial activity	
Treaty Settlement Land overlay	Activity status: Permitted Where: PER-1 The commercial activity does not exceed a GBA of 250m ² .	Activity status where compliance not achieved with PER-1: Discretionary
TSL-R13	Rural tourism activity	
Treaty Settlement Land overlay	Activity status: Permitted Where: PER-1 The rural tourism activity does not exceed a GBA of 250m ² .	Activity status where compliance not achieved with PER-1: Discretionary
TSL-R14	Activities not otherwise listed in this chapter	
Treaty Settlement Land overlay	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
TSL-R15	Offensive trade	
Treaty Settlement Land overlay	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
TSL-S1	Maximum height	
Treaty Settlement Land overlay	The maximum height of the building or structure, or extension or alteration to an existing building or structure, is 12m above ground level. This standard does not apply to: <ol style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerials that do not 	Where the standard is not met, matters of discretion are restricted to: <ol style="list-style-type: none"> a. the character and amenity of the surrounding built environment; 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 for adjoining sites; e. landscaping; and

	<p>exceed 1m in height and/or diameter on any elevation; and</p> <p>v. architectural features (e.g. koruru, finials, spires) that do not exceed 1m in height on any elevation.</p>	f. natural hazard mitigation and site constraints.
TSL-S2	Height in relation to boundary	
Treaty Settlement Land overlay	<p>The building or structure, or extension or alteration to an existing building or structure, must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ol style="list-style-type: none"> 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. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. pou haki provided that they do not exceed the height limit by more than 1m; ii. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; iii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iv. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; v. architectural features (e.g: koruru, finials, spires) that do not exceed 1m in height on any elevation; vi. a building or structure exceeding this standard for a maximum distance of 10m along any one boundary other than a road boundary, provided that the maximum height of any building or structure where it exceeds the standard is 2.7m. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 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.
TSL-S3	Setback (excluding from MHWS or wetland, lake and river margin)	
Treaty Settlement Land overlay	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 10m from all site boundaries, except:</p> <ol style="list-style-type: none"> i. where a boundary adjoins an unsealed road, habitable buildings must be setback at least 30m from the road; ii. where a site is less than 5,000 m², buildings must be setback at least 3 m from boundaries that do not adjoin a road or a site within the Rural Production Zone. iii. that no setback is required for a maximum of 10m along any one boundary, other 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the character and amenity of the surrounding area; b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to privacy and shading; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater;

	<p>than a road boundary.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. urupā; ii. fences or walls no more than 2m in height above ground level; and iii. uncovered decks less than 0.5m in height above ground level. 	<ul style="list-style-type: none"> f. the safety and efficiency of the current or future access, egress on site and the roading network; and g. the impacts on existing and future esplanade reserves, esplanade strips and public walkways.
TSL-S4	Setback from MHWS	
Treaty Settlement Land overlay	<p>The building or structure, or extension or alteration to an existing building or structure, must be set back at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
TSL-S5	Building or structure coverage	
Treaty Settlement Land Overlay	<p>The combined building or structure coverage of the site is no more than 50%.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 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.
TSL-S6	On-site services	
Treaty Settlement Land overlay	<p>Wastewater</p> <ul style="list-style-type: none"> 1. Where a connection to Council's reticulated wastewater systems is not available: <ul style="list-style-type: none"> a. any residential unit has a minimum 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the ability to ensure an adequate supply of potable water for the

	<p>exclusive use area of 2,000m² for on-site wastewater treatment and disposal.</p> <p>b. all wastewater treatment and disposal systems must be contained within the site that the system serves, and be connected to a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Far North District Council Engineering Standards April 2022.</p> <p>c. where sewage is to be disposed to ground, the receiving area must not be:</p> <ol style="list-style-type: none"> i. land susceptible to instability; or ii. an area identified in the District Plan as subject to inundation; or iii. used for the disposal of stormwater. <p>a. A site suitability report for on-site wastewater disposal, prepared by a suitably qualified and experienced person, to demonstrate compliance with the above standards, shall be submitted to Council for approval at time of building consent.</p> <p>Water</p> <p>2. Where a connection to Council's reticulated water systems is not available, all residential units shall have access to potable (drinkable) water from a community water scheme or private water bore or shall be able to store 45,000 litres of potable water from another source.</p> <p>Stormwater</p> <p>3. Where a connection to Council's reticulated stormwater system is not available then stormwater must be disposed of in accordance with Far North District Engineering Standards 2022.</p>	<p>uses of the site or activity;</p> <ol style="list-style-type: none"> b. the security of any proposed potable water supply from contamination; c. the adequacy of storage volume of water for domestic and fire-fighting purposes; and d. the ability to ensure the avoidance of soil contamination or any other adverse effects from the discharge of any wastewater or stormwater.
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