

How to navigate the Far North District ePlan



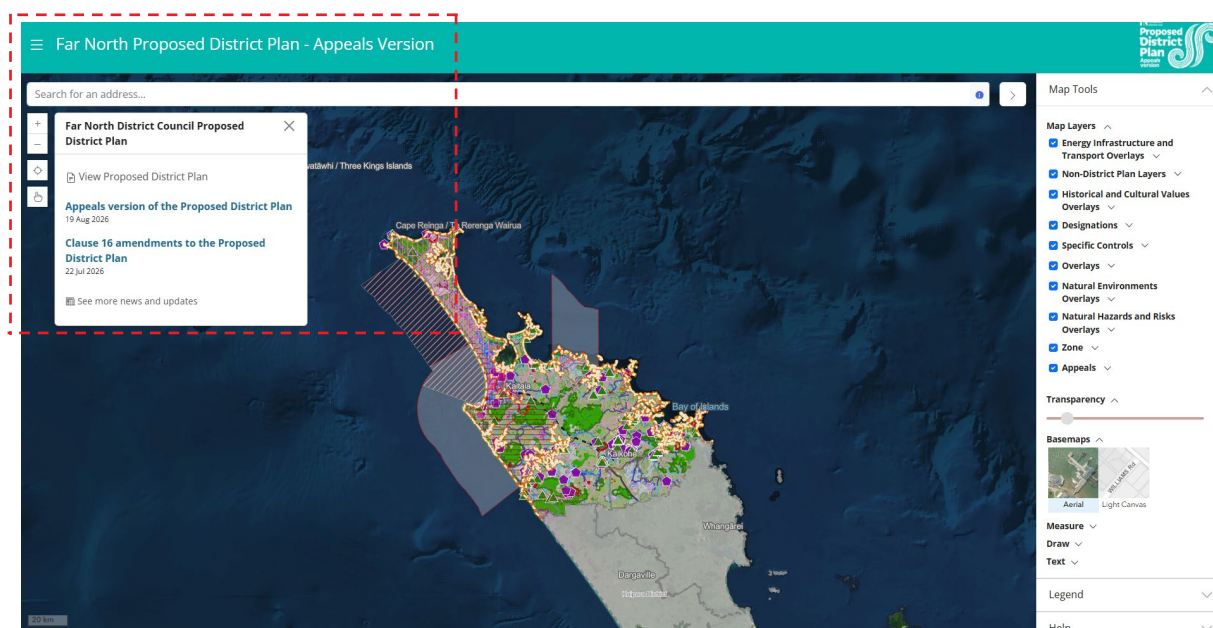
This brochure is designed to help you find your way around the Digital Proposed District Plan – Appeals Version.

You can also view this guide as a video, which you will find on our YouTube channel: www.youtube.com/farnorthdistrictcouncil

Landing page

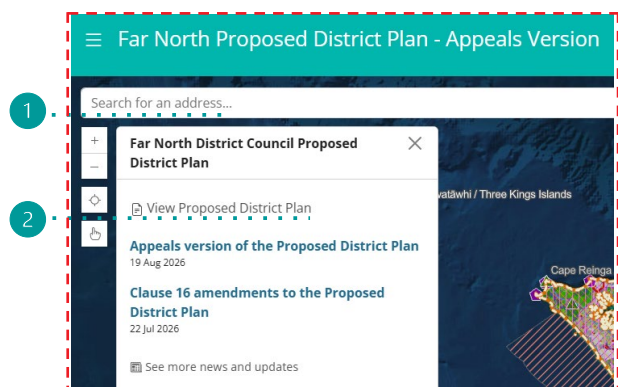
You can access the ePlan via the website pdp.fndc.govt.nz select the hyperlink on the home page.

- Alternatively, enter the direct ePlan web address into your web browser <https://farnorth.isoplan.co.nz>. You will arrive at the ePlan home page.



There are two main ways to navigate the ePlan:

- 1 Search for a Property – Search for information on a specific property.
The property search bar is available when navigating the home page or interactive maps
- OR
- 2 Read Full Proposed District Plan – Appeals Version – Click here for all Proposed District Plan content.

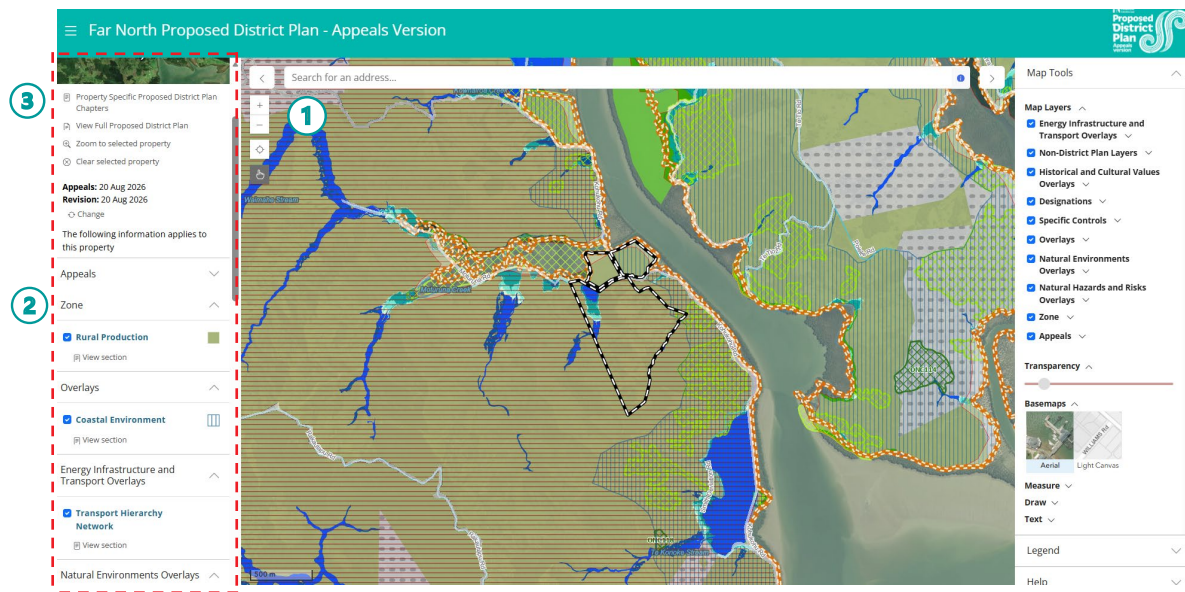


Searching for a Property

Left-hand Panel

There are three ways you can search for a property:

- 1 Type address into the **search bar**. Click on the **icon** for additional tips on how to search for a unit
- OR
- 2 Locate the property on the map using the **zoom function**. Zoom in or out on the map to make more features visible. Click **property** to highlight the property boundary.
- OR
- 3 Once the property is selected, the panel will display the Proposed District Plan – Appeals Version property information on the left panel and adjacent is the interactive map of the selected property boundary.



Property zone

- 1 Property information is listed here
- 2 Property zone/s are listed here
- 3 To read Property Specific Proposed District Plan – Appeals Version chapters click here. This will open the relevant chapter.
**Please note the information displayed in the left-hand panel does not comprise all relevant information for the property. Map tools must be selected also for additional features to be available. To understand all rule requirements, we recommend reading the full plan chapters relating to the property and zone.*
- 4 Click View map to return to the map view.

Far North Proposed District Plan - Appeals Version

948 Kohukohu Road, Kohukohu

Appeals: 20 Aug 2026
Revision: 20 Aug 2026

View Map
View Full Proposed District Plan
Clear selected property

The following information applies to this property

Appeals

Zone

Rural Production

Overlays

Coastal Environment

Energy Infrastructure and Transport Overlays

Transport Hierarchy Network

PART 3 - AREA-SPECIFIC MATTERS / ZONES / Rural zones / Rural production zone

Download • Bookmark • Compare • Reading mode

Search for a keyword

There are provisions within this chapter that are under appeal. Parts of the plan that are under appeal are outlined with a brown dashed border and exclamation mark icon to the right-hand side of the provision. Click on the exclamation mark icon to find out more.

New provisions sought by appeal:

New provisions are being sought by an appeal. These provisions were not included in and are different to the Decisions released on 13 May 2023. They relate to requests for:

- environmentally sustainable development practices, including energy efficient technologies and renewable energy;
- requirements to ensure infrastructure capacity is available before development occurs;
- requirement for best practice infrastructure to address climate change and extreme rainfall events;
- provisions to support community wellbeing, community values, amenity and ecological values; and
- provisions to reduce fragmentation and loss of productive land, and address residential sprawl and sporadic development in rural areas.

The requested provisions have no legal effect. Click on the exclamation mark on the right hand side to find out more.

Rural production zone

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 and outdoor primary production, commercial 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 wellbeing 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, especially on land identified as highly productive land under the National Policy Statement for Highly Productive Land (NPS-HPL). 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

- 5 You can also scroll through the left-hand panel to see relevant sections that apply to the property and click “view section” to open that chapter or section.
**Please note the information displayed in the left-hand panel does not comprise all relevant information for the property. Map tools must be selected also for additional features to be available. To understand all rule requirements, we recommend reading the full plan chapters relating to the property and zone.*

Far North Proposed District Plan - Appeals Version

948 Kohukohu Road, Kohukohu

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PART 3 - AREA-SPECIFIC MATTERS / ZONES / Rural zones / Rural production zone

Download • Bookmark • Compare • Reading mode

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Rural production zone

Overview

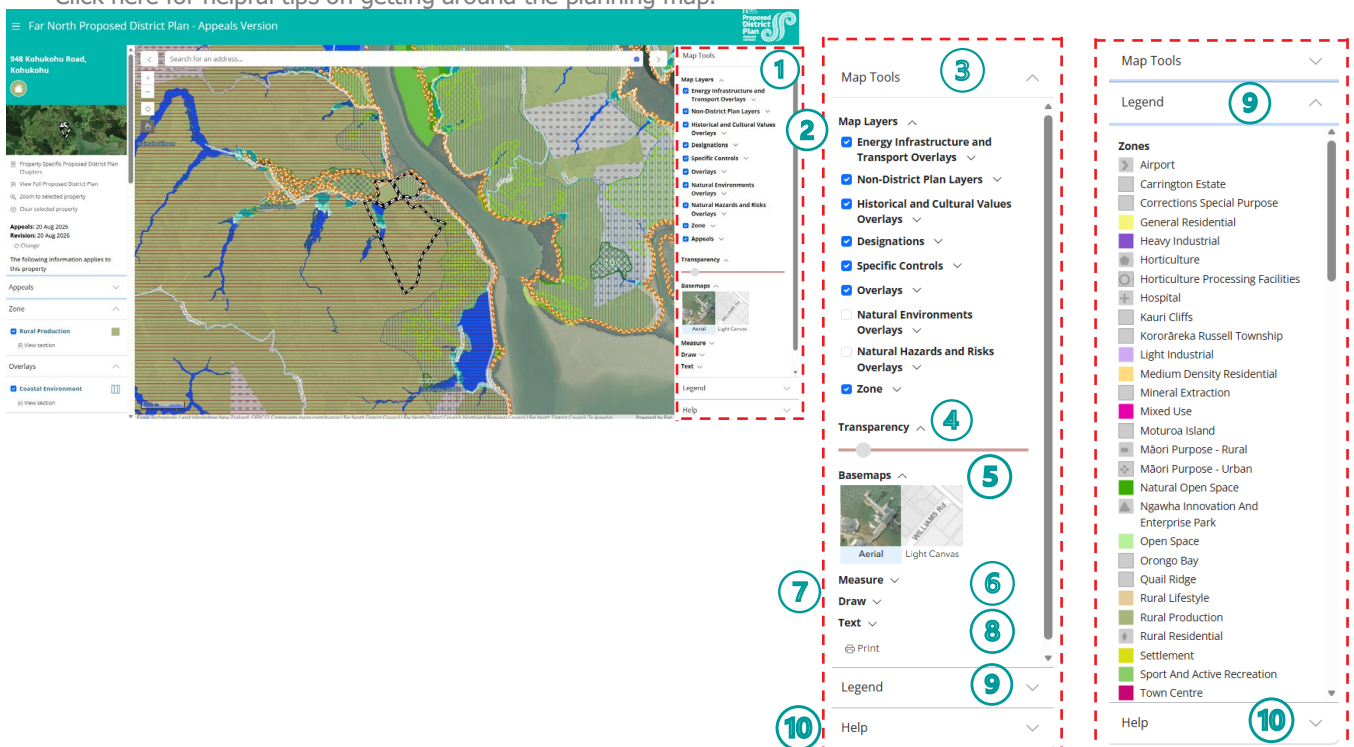
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Right-Hand Panel

- 1 The right-hand panel allows you to choose the information you want displayed.
- 2 Some map information is displayed by default. You can use the check boxes to toggle map layers or overlays on and off.
- 3 Click on the **black arrow** beside each heading for a drop down list of the layer content.
- 4 **Transparency Tool**
To see more details of a base map, you can adjust the map transparency.
Drag the slider until you get to the desired transparency.
- 5 **Base Maps**
You can choose the basemap you want by clicking on the map thumbnail image.
- 6 **Measurement Tool**
Use this tool to measure an area, distance or location on the map:
 - Click on the **measurement arrow** to select the type of measurement you want.
 - To start the measure: click on the map. Continue clicking to add more measurement points. To finish measuring, double-click at the last point you wish to measure.
 - To exit the tool, click on the measurement arrow again to close.*Tip: you must exit the measurement tool to go back to the property.*
- 7 **Draw Tool**
Use this tool to draw on an area of the map.
 - Click on the **"draw"** arrow to select the type of drawing tool you want.
 - To start drawing: **click on the map**. Continue clicking to add more drawing points. To finish drawing, double-click at the last point you wish to be drawn.
 - To exist the tool, click on the drawing arrow again to close.*Tip: you must exit the draw tool to go back to the property.*
- 8 **Text Tool**
Use this tool to add text to the area on the map,
 - a. Type in the bar that say **"Text to add to map"** and choose your preferred colour for the text.
 - b. Click **"Add text to map"** and select placement on the map.
 - c. *Tip: Once placed on the map. You cannot move it. But you can click on erase and type it again to place in your preferred place.*
- 9 **Legend**
The legend is a full list of all the information layers in the planning map.
- 10 **Help**
Click here for helpful tips on getting around the planning map.



Read the full Proposed District Plan – Appeals Version

The structure of the Proposed Plan is set
by Ministry for the Environment National Planning Standards

Part 1 Introduction and General Provisions

- Introduction
- How the Plan Works
- Interpretation
- National Direction Instruments
- Tangata Whenua

Part 2 District-Wide Matters

- Strategic Direction
- Energy, Infrastructure, And Transport
- Hazards And Risks
- Historical And Cultural Values
- Natural Environment Values
- Subdivision
- General District-Wide Matters

Part 3 Area-Specific Matters

- Zones
- Special Purpose Zones
- Precincts
- Development Areas
- Designations

Part 4 Appendices and Schedules

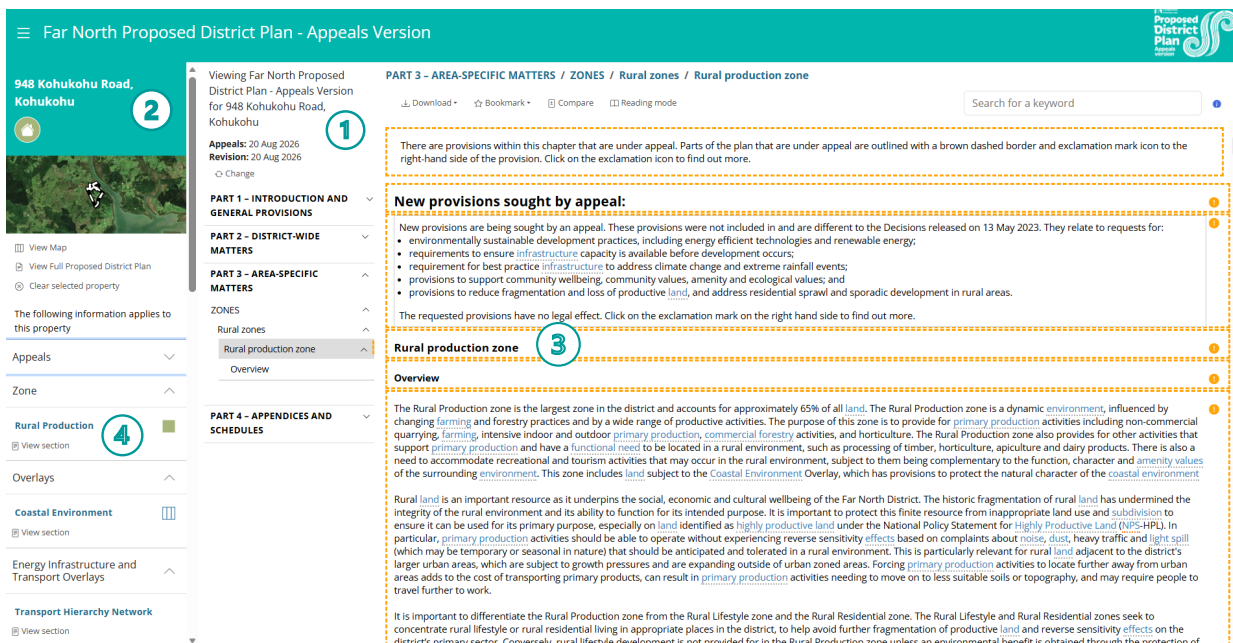
- Appendices
- Schedules

*Please note once you click read full Proposed District Plan in the burger menu, this will reset the interactive maps of your current search. We recommend you click on Property specific to District Plan chapter if you wish to remain on your current property search.

How chapters are structured

The chapters are structured as:

- 1 All chapter headings are above the selected chapter.
- 2 In the left panel, the chapter you are currently viewing is highlighted in grey.
- 3 Overview of the introductory information.
- 4 Chapter provisions (colour changes with each chapter).



Rule tables

- The Plan uses a traffic light system to show which activities a landowner can do as of right and which activities require a resource consent.
- A change from green to orange or red signals a greater degree of scrutiny may be applied, and the activity may not be appropriate for the zone and/or property.

Permitted or controlled Restricted discretionary Discretionary Non complying	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 site boundary other than a road 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-: Discretionary
	RPROZ-R26	Intensive indoor and outdoor primary production	
	Rural Production zone	Activity status: Restricted discretionary Where: RDIS-1 Any hardstand areas, treatment systems, buildings housing animals and any other structures associated with an intensive indoor or outdoor primary production activity are setback at least 300m from any sensitive activity on a site under separate ownership. Matters of discretion are restricted to: - odour, noise and dust effects; - impacts on the transport network; - the scale, character and appearance of the building(s); - the siting of the building(s) and outdoor areas relative to adjoining sites; - whether the building(s) are visually dominant and create a loss of privacy for surrounding residential units and their associated outdoor areas; - the number and types of animals; - method of effluent management and disposal; - likely presence of vermin; - the frequency and nature of management and supervision; landscaping or screening; and - any natural hazard affecting the site or surrounding area.	Activity status where compliance not achieved with RDIS-1: Discretionary
	RPROZ-R28	Camping grounds	
	Rural Production zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
	RPROZ-R36	Industrial activity	
	Rural Production zone	Activity status: Non-complying NOTE: If the activity is a rural industry activity then that is controlled by RPROZ-R27	Activity status where compliance not achieved: Not applicable

Definition pop-up boxes

- Words or phrases in blue with a dotted underline are definitions used in the plan.
- Clicking on the blue text will display a pop-up containing the definition. A full list of definitions can be found in *Part 1: Introduction and general provisions, Subsection: Interpretation* with a drop down to the definitions chapter.

RPROZ-R4
Rural Production zone

Visitor accommodation
Activity status: Permitted

Where:

PER-1
The [visitor accommodation](#) is within a [residential unit](#), [accessory building](#) or [minor residential unit](#).

PER-2
The occupancy does not exceed 10 guests per night.

PER-3
The [site](#) does not share access with another [site](#).

PER-4
The [visitor accommodation](#) is set back 20m from the [boundary](#) of a [site](#) under different ownership.

Activity status where compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary

VISITOR ACCOMMODATION
DEFINITION NATIONAL STANDARDS
means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.

Switching between the Notified, Decisions and Appeals Versions of the Proposed District Plan

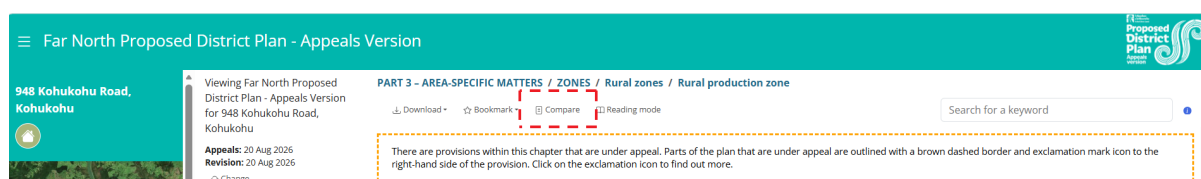
The [Appeals Version of the Proposed District Plan](#) (PDP-AV) now replaces the notified version of the Proposed District Plan (July 2022). However, if you need to view the notified or decisions version of the Proposed District Plan for any reason, you can do so by using the 'Change' icon located on the top left-hand side of the ePlan screen and select the relevant version.



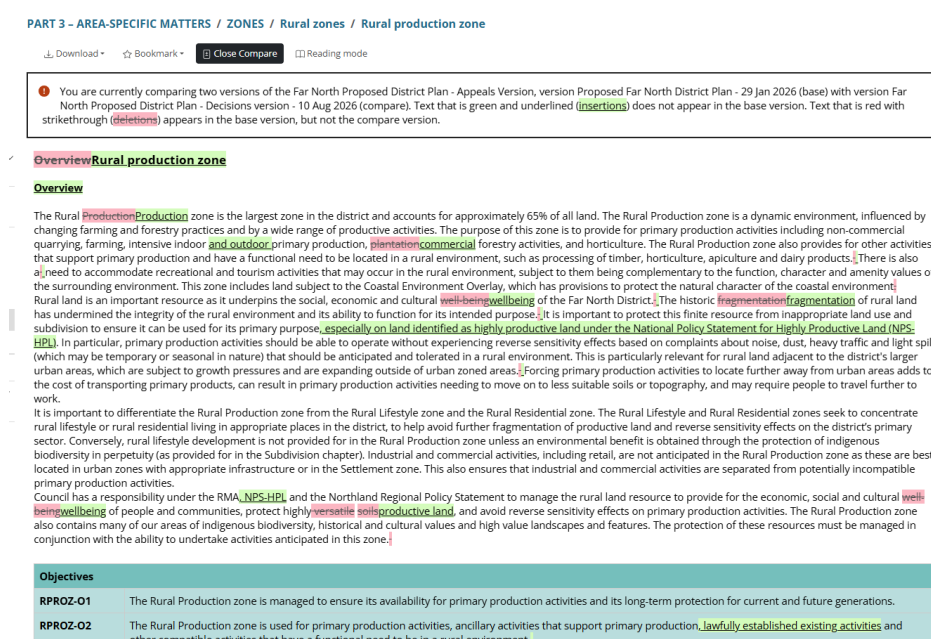
Comparing with earlier versions of the District Plan

You can compare the Far North Proposed District Plan – *Appeals* Version with the *Decisions* Version and the *Notified* Proposed District Plan version text through the ePlan.

To do this when viewing plan text, click the 'compare' button near the top of the screen. You will be able to select an earlier version of the plan to compare against.



Changes made between the versions of the plan will be shown using red strikethrough and green underline.



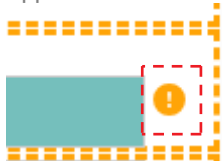
How to see if a provision has been appealed

Parts of the Plan which received appeals are annotated with an orange dashed border and an orange exclamation mark icon to the right-hand side of the provision.

Mapped features subject to appeal are also identified on the planning map with an orange dashed polygon.

By clicking on the exclamation mark icon, you can find out who appealed that provision, and a link through to the relevant appeal documentation.

Please note that the provisions identified and annotated as subject to appeal have been derived from the appeals that were filed with the Environment Court and Councils current understanding. As appeals are resolved by mediation or court proceedings, or withdrawn, the parts of the Plan that are under appeal will change over time, meaning the Appeals Version is a 'living' document.



Provisions that are not appealed will be treated as 'operative', replacing equivalent provisions in the operative plan.

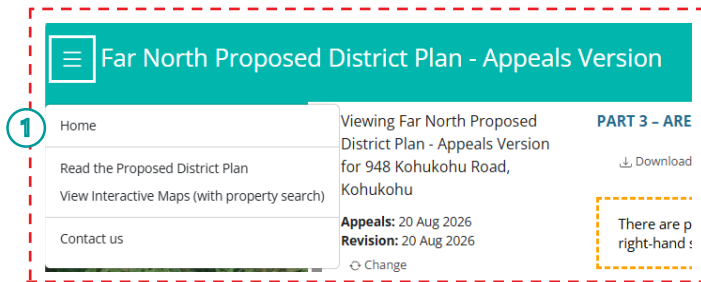
If there are live appeals against a proposed provision, the proposed provision and any equivalent operative provision may need to be considered through the resource consent process.

The council will update the Appeals Version of the PDP as appeals are resolved and will publish further updates as additional provisions are treated as operative.

Other Helpful Tools

Home

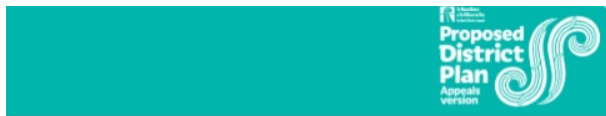
- Navigate back to the map.



Search function

When viewing the content of the Proposed District Plan – Appeals Version use the search bar on the top right corner for specific content. The search results will display all of the chapters that contain the term or content in the left panel (and the number of times it occurs in the chapter will be highlighted).

Tip: Click on the blue icon for additional support on how to refine your search.



Troubleshooting

ePlan not loading?

If you experience problems loading the website link, you can try the following:

- Check you have the correct link farnorth.isoplan.co.nz/eplan
- Make sure you use Google Chrome, Edge, Safari or Firefox browser, the ePlan does not work in Internet Explorer
- Try clearing your browser cache before trying the link again: hit **Control + H** to bring up your history and **click 'clear all browsing history'**
- If the ePlan freezes, refresh the URL in the browser and you will be taken back to the ePlan home page.

How do I report a technical issue?

If you are experiencing a technical issue with the ePlan, please contact us via email pdp@fndc.govt.nz or phone [0800 920 029](tel:0800920029) and ask for the **District Plan team** so we can help resolve the issue as soon as possible.