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**PART 1 – INTRODUCTION AND GENERAL PROVISIONS / INTRODUCTION / Foreword or mihi****Foreword or Mihi**

The Far North District is socially and culturally unique. As one of the earliest areas of settlement for both Māori and Pakeha, the Far North landscape is rich in locations with ancestral connection.

The district is also made up of many small communities, some remote, that rely on an extensive road network to physically connect people and places, businesses, amenities, and services. These growing communities require infrastructure and services to help them thrive.

The coastline of the Far North is also one of the district's defining geographic features. The coast, along with the district's unique biodiversity and rich heritage, make the Far North an attractive place to live and visit.

The sustainable management role of the Far North District Plan gains importance when viewed against this backdrop of unique natural and cultural resources along with meeting the wellbeing needs of communities that face economic challenges and opportunity.

The preparation of the Plan has brought these matters together into an integrated set of objectives, policies and rules to ensure that the needs of both current and future generations are well met.



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**PART 1 – INTRODUCTION AND GENERAL PROVISIONS / INTRODUCTION / Purpose****Purpose**

The District Plan controls the way land is used, developed and subdivided and is a requirement under the **Resource Management Act 1991** (RMA). The purpose of the RMA is to promote the sustainable management of natural and physical resources.

The Far North District Council as a territorial authority is subject to the functions under Section 31 of the RMA. Those functions include:

1. achieving integrated management of the effects of the use, development and protection of land and associated natural and physical resources of the district;
2. controlling the effects of the use, development and protection of land, including in respect of natural hazards, the subdivision, use and development of contaminated land and indigenous biodiversity;
3. controlling noise and the effects of activities on the surface of waterbodies; and
4. ensuring that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.

These functions inform the topics covered in this District Plan.

The District Plan contains objectives, policies, rules and standards about how the people of the district can use, develop and subdivide their land. The District Plan therefore seeks to manage and protect the natural and physical resources that are important to the community, and to ensure that environmental qualities and values are safeguarded for future generations to enjoy.

In responding to the district's significant resource management issues, the District Plan also helps Council achieve the community outcomes set out in the district's strategy titled **Far North 2100**. This strategy is based on Council's vision 'He Whenua Rangatira — a district of sustainable prosperity and wellbeing'.

The rules of the District Plan set out the activities that you are allowed to do as of right (permitted activities) and the types of activities that require a resource consent from the Council. The District Plan is required to be reviewed every 10 years.

## **PART 1 – INTRODUCTION AND GENERAL PROVISIONS / INTRODUCTION / Description of the district**

### **Description of the district**

The Far North is the northernmost district in New Zealand and shares its southern boundary with Kaipara and Whangarei Districts. The remainder of the district is surrounded by sea. The district has eight harbours and has a coastline of 1,756 kilometres, however, if all islands and rocky outcrops are taken into account, the coastline becomes 2,194 kilometres.

The district has a land area of 669,251 hectares and an estimated residential population of 69,300. The population of the Far North is predicted to grow to 78,443 by 2043, which is an increase of over 21 percent from 2021.

The population of the Far North District is dispersed through the districts expansive rural and coastal areas. Population forecasts for the district suggest that growth will not occur evenly across the district. The most significant growth will occur in and around Kerikeri, followed to a lesser extent by the Mangonui, Coopers Beach and Cable Bay areas. Other areas, such as Kaikohe township, the Kohukohu and Hokianga North area, and Kawakawa and Moerewa are predicted to experience ongoing population decline over the next 20 years<sup>[1]</sup>.

The ethnic composition of the Far North District has some notable differences when compared to New Zealand as a whole. It has significantly more people who identify as Māori, and less who identify as belonging to European, Pacific peoples and Asian ethnic groups<sup>[2]</sup>. In some small areas, like Moerewa and Kaikohe, the proportion is much higher at around 65%.

Growth of the district's urban areas conveys specific challenges in the context of the management of the local natural and physical resources. For example, the district's three main town centres Kaikohe, Kerikeri and Kaitaia are all located on or near highly productive land, with each community having water supply requirements that are integral to long term environmental, economic and resilience outcomes. Kerikeri has a large scale irrigation network and an established kiwifruit industry, while Kaitaia and surrounds have access to a large scale aquifer and the avocado industry has established on land that has not historically seen as being highly productive. Kaikohe has Land Use Classes (LUC) 2 to 3 which are supporting pastoral activities. Due to limited water resources, new investment in water supply has the potential to enable significant economic productive output. There are also different climates and subsequent growing conditions throughout the district due to its scale and land form. Many parts of the district have their own micro climate.

The district's natural environment and ecosystems supports a biodiversity that is rich, unique and under threat. It contains some of the most distinctive ecological areas in New Zealand, and these have an exceptional biological diversity, offering habitat to a wide range of indigenous fauna. Land use change, urban growth and effects of climate change represent significant challenges to the maintenance and enhancement of these resources.

The district has many important natural and historic heritage areas. This arises from its long history of Māori settlement, its experience as the first area of permanent European settlement in New Zealand, and the place where Te Tiriti o Waitangi / the Treaty of Waitangi was signed.

[1] Community Profile: <https://profile.idnz.co.nz/far-north>

[2] Statistics New Zealand, Census of Population and Dwellings 2013 and 2018. Compiled and presented in profile.id

### **Significant Resource Management Issues**

Ten significant resource management issues were identified for the district through consultation with tangata whenua, communities, stakeholders and consideration of higher order statutory documents. These key resource management issues have helped inform and shape the direction of the District Plan. These significant resource management issues are:

- **Issue 1 - Partnerships and relationships with tangata whenua** - Historically it has been difficult to build strong partnerships and relationships between Council and tangata whenua due to lack of resources, awareness and capacity within both parties. Through the legislative process (RMA), there is limited use of tikanga, matauranga māori, and māori values to express kaitiakitanga in the management of resources. Development of Māori freehold and Treaty Settlement land can be complex because of multiple ownership, no governance structure, financing and involvement of multiple government agencies. The District Plan is focussed on improving planning tools (zoning, overlays etc.) to enable tangata whenua to use land in a manner which exercises their kāwanatanga and rangatiratanga.
- **Issue 2 - Rural sustainability** – The Rural Environment contains a number of ~~There are~~ competing demands for a range of land use activities ~~in the Rural Environment. A~~ The previous permissive planning framework has resulted ~~led, in some areas, to~~ in incompatible land uses, land fragmentation and significant adverse effects on rural character, amenity and indigenous biodiversity. ~~In some cases,~~ highly productive land ~~(which includes~~ including versatile soils) have been used in such a way that ~~compromises~~ the future viability of primary production activities, such as horticulture and agriculture has been compromised. ~~and These uses have also~~ inappropriately used existing infrastructure and services. The current Rural Production zone has applied a single set of provisions to the majority of the District, ~~which~~ This approach does has

not addressed the specific issues faced by in the different rural areas and their communities. It is also important that the District Plan reflects that rural settlements differ in their ability to access the infrastructure and services available in urban centres.

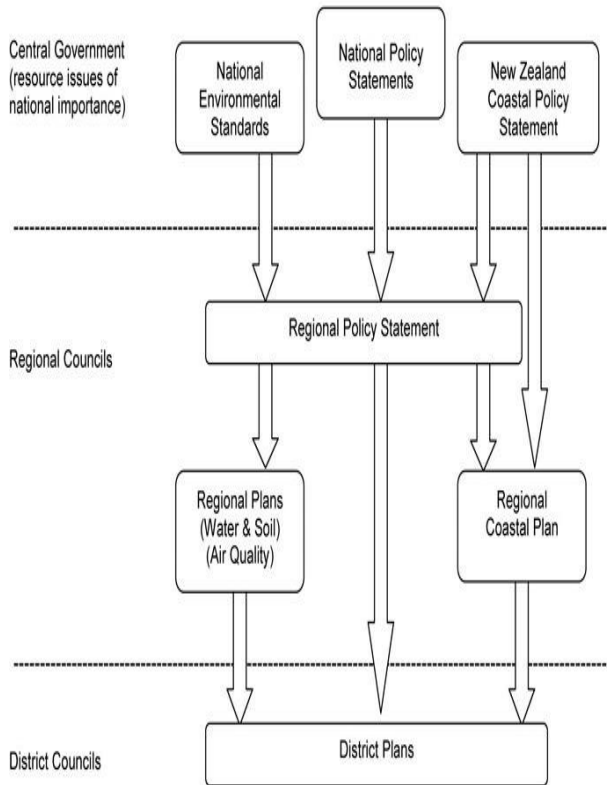
- **Issue 3 - Hazard resilience and climate change** - Communities in the Far North District are vulnerable to a number of natural hazards. The problem is exacerbated by historic and cultural associations with areas of the landscape that are most vulnerable to the risks of existing natural hazards and climate change. For example, historically communities settled in flood plains and coastal areas. Inadequate identification of the risks, and lack of sufficient controls, has resulted in greater exposure to the effects of natural hazards and climate change. Existing infrastructure that is located in these vulnerable places is at risk of hazard events, which — in turn — impacts on the health, safety and resilience of communities.
- **Issue 4 - Urban sustainability** - A permissive approach to development has compromised urban character, amenity and the ability to provide infrastructure. A number of commercial and industrial activities are located in un-serviced rural areas because of lower land costs and minimal regulation. In some cases this means existing infrastructure is used inefficiently, and it makes infrastructure planning and deployment difficult to forecast. Furthermore, some urban zoned land (commercial, mixed-use, industrial, and residential) — where development should occur — is not currently serviced by infrastructure. Council needs to make sure that the right activities are happening in the right places. The National Policy Statement on Urban Development Capacity (2020) requires Council to provide for future development capacity. As Council makes these forecasts, it needs to consider what communities can afford, and ensure those areas are resilient to natural hazards and climate change.
- **Issue 5 - Indigenous biodiversity** - Council has limited information on the location and quality of the Far North District's indigenous biodiversity, which means it is difficult for landowners to protect and manage this resource. Where indigenous biodiversity occurs on private land, there is tension between the public benefit from its protection and management, and the costs — both perceived and real — on the landowner. There are significant areas of indigenous biodiversity on Māori land. Whilst Council wants to protect indigenous biodiversity in these areas, it needs to make sure that cultural practices, such as Rongoā Māori, are able to continue.
- **Issue 6 - Affordable infrastructure** - The Far North District has a low population density with diverse social and economic communities. The district is subject to a range of natural hazards, such as flooding and coastal erosion, and must consider the impacts of climate change. This has resulted in parts of the district having limited access to efficient, resilient and affordable infrastructure and services and incompatible land uses. Council needs to make sure that the right activities are happening in the right places in order to use existing infrastructure efficiently and ensure its affordability now and into the future.
- **Issue 7 - Heritage management** - The Far North has a rich history. The stories told through this history are very much part of the economic, social and cultural wellbeing of the district's communities today. It is important that the district's heritage is recognised through the District Plan so that these stories, and the artefacts that give structure to them, are protected. A number of the district's historic buildings, objects, trees, archaeological sites, cultural heritage and sites of cultural significance to Māori are not adequately protected, or — in some cases — have not yet been formally identified. Consequently, there is a risk that sites are damaged or lost.
- **Issue 8 - Outstanding landscapes and features** - Council is required to protect the Far North's outstanding natural landscapes and features. There is a tension between this requirement and the need to provide landowners with the ability to develop. Council needs to protect outstanding natural landscapes and features from inappropriate subdivision, use and development. At the same time, it must enable Māori to benefit from their ancestral lands in ways that do not compromise features or landscapes that are deemed worthy of protection.
- **Issue 9 - Coastal management** - Council needs to preserve and protect the natural character of the coastal environment. It is also necessary to provide for appropriate access and development in the right places. The Council's coastal settlements put pressure on coastal resources and amenity\*. Continuing to build in the coastal environment exacerbates the risk to people, property, and infrastructure, particularly from the effects of natural hazards and climate change. \*amenity: the pleasantness or attractiveness of a place.
- **Issue 10 - Significant Natural Areas** Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna - Our district is home to a range of unique landscapes, species and habitats, many of which are under threat. Under the Regional Policy Statement for Northland, Council is required to identify these habitats and to protect them.

## Statutory context

Council must have a district plan at all times (Section 73 of the RMA).

The District Plan sits within a hierarchy which gives national, regional and district level planning direction. The relationship between the District Plan and these planning and policy documents under the RMA is shown in diagram 1 below:

**Diagram 1: RMA Responsibilities**

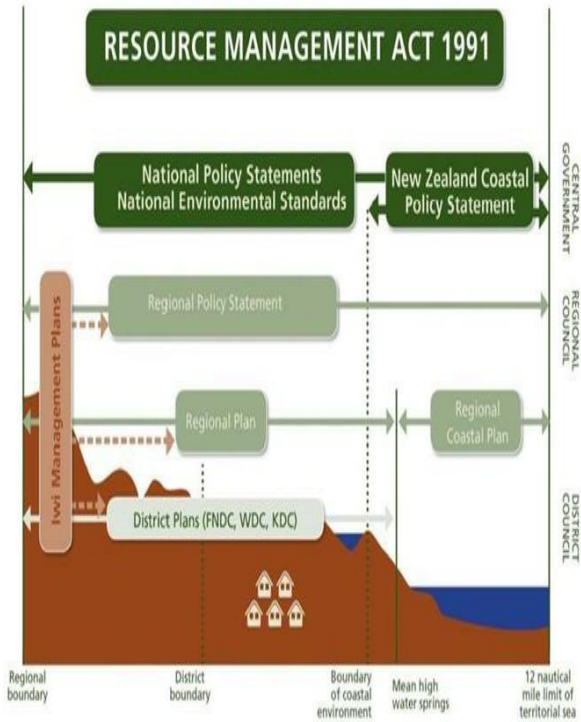


Central government may provide policy direction on resource management issues that are of national importance through national policy statements. The District Plan must give effect to national policy statements as outlined in section 75 of the RMA. Central government can also produce national environmental standards. Section 43B of the RMA sets out the relationship between national environmental standards and district plan rules, this relationship is further outlined in the General approach chapter.

Regional Councils are required to prepare a Regional Policy Statement and Regional Coastal Plan, and may prepare Regional Plans under the RMA. The District Plan must give effect to the Regional Policy Statement and must not be inconsistent with Regional Plans. The District Plan must also have regard to any proposed Regional Policy Statement or Plan. The Northland Regional Council is the relevant regional council for the Far North District.

This District Plan applies to land above the line of mean high water springs (MHWS) and the surface of waterbodies within the district's territorial boundaries as shown in diagram 2.

**Diagram 2: RMA Responsibilities and where they have effect**



### The Treaty of Waitangi (Te Tiriti o Waitangi) and the RMA

The RMA has a number of statutory provisions to ensure that the relationship between tangata whenua and natural resources are recognised.

The Treaty of Waitangi is a foundational legal document for New Zealand. The Crown is the primary Treaty partner responsible for the Treaty relationship. However, in delegating responsibilities to councils, Parliament acknowledges the need to ensure that councils give appropriate consideration to the principles of the Treaty as part of their statutory Māori obligations.

The RMA outlines that in achieving its purpose of sustainable management, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi [Section 8 of the RMA].

Far North District Council along with ~~its~~ the eleven iwi authorities for the purposes of the Resource Management Act 1991 (RMA) and those ~~hapū~~ groups it has memorandums of understanding with have worked in partnership to develop the Far North District Plan. ~~in accordance with the principles of the Treaty of Waitangi.~~

Treaty Settlements are an agreement between the Crown and a Māori claimant group to settle historical claims against the Crown. Te Roroa, Te Rarawa, Te Aupōuri, Ngaitakoto, Ngāti Kurī and Ngatikahu ki Whangaroa signed Deeds of Settlement between 2015 and 2017.

A Statutory Acknowledgement recognises the association between these iwi and a particular site or area and enhances the iwi's ability to participate in specified Resource Management Act processes. The relationships between these iwi, the Statutory Acknowledgement and the District Plan are outlined further in the Tangata Whenua chapter.

## **PART 1 – INTRODUCTION AND GENERAL PROVISIONS / HOW THE PLAN WORKS / General approach**

### **General approach**

#### **District Plan Framework**

The District Plan is an integrated planning document and should be read in full. The plan is structured to contain parts that are interrelated. The following sets out the general approach and organisation of the document.

##### **Part 1 - Introduction and General Provisions**

This part sets up the District Plan's context and how it works. It provides:

- Definitions, abbreviations and a glossary.
- Significant Resource Management Issues for the district, contained in the Description of the district chapter.
- National Direction Instruments
- Context and process-related information in relation to tangata whenua and resource management.

##### **Part 2 - District Wide Matters**

This part sets out strategic direction and district wide matters.

**Strategic Direction** — The strategic objectives address key strategic and/or significant matters for the district and provide district-wide strategic considerations to guide decision making at a strategic level. It is intended that all other objectives and policies in the District Plan are to be read and achieved in a manner consistent with the strategic objectives.

**District-Wide Matters** — Focus on plan methods for particular areas or activities that may occur across the district. This may be specific values, risks to be managed or factors that may require specific management, which are organised into Overlays and are spatially defined.

##### **Part 3 - Area Specific Matters**

This part is divided into ~~three~~ four; zones (including Special Purpose Zones), Precincts, Development Areas and Designations.

**Zones** (including Special Purpose zones) — spatial identification and grouping of areas with common qualities, characteristics and defined environmental outcomes. The zone sets out an overall framework for land use management. All land in the district has a zone on the planning maps and has associated policies and methods including rules which are aimed at addressing zone based activities and effects. The zones generally seek to enable compatible activities that are similar or have similar effects to be located in appropriate areas together, while managing those that are incompatible. Area specific zone matters chapters do not contain rules and standards that apply generally across the district specifically to the area or zone. There are additional rules and standards which apply generally across the district in the District Wide Matters chapters.

**Precincts** - A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).

**Development Areas** — these are areas arrived at through spatial planning processes such as structure plans or future development strategies that apply to determine future land use or development. ~~There are currently no development areas included in the District Plan.~~

**Designations** — This part contains the designations that have been included in the District Plan under section 168, section 168A or clause 4 of Schedule 1 of the RMA. Designations authorise the use of land by requiring authorities for a particular project or public work. The District Plan rules do not apply to a public work, project or work undertaken by a requiring authority that is in accordance with the designation. However, if the designated land is used for a purpose other than the designated purpose, then the provisions of the District Plan do apply. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work, project or work.

##### **Part 4 - Appendices and Schedules**

This part contains technical information and data, such as schedules of identified areas, landscapes and features, statutory acknowledgement areas and design guides.

##### **Part 5 - Maps**

Electronic planning maps spatially define zones, precincts, development areas, overlays and features referred to within the District Plan chapters. Although most rules apply spatially, there are some that apply District-Wide.

### **Format of chapters in Part 2 and Part 3**

Each chapter has a unique acronym which identifies the topic being covered. For example, the General Residential zone is identified as GRZ and the Horticulture chapter is identified as HZ.

Each of the chapters in Parts 2 and 3 follows the same format:

- **Introduction** - The introduction provides an overview of the topic covered by the chapter.
- **Objectives** - The objectives set out the outcome to be achieved for the topic. There may be a number of objectives that apply. Each objective has a specific number; for example ~~HZ-O1~~ or GRZ-O2.
- **Policies** - The policies set out the direction to be taken to achieve the objective. There may be a number of policies that apply. Each policy has a specific number; for example ~~HZ~~ GRZ-P3
- **Rules** (if any) - The rules have the effect of regulations and set out the activity status for different activities that may be proposed. There may be a number of rules that apply. Each rule has a specific number; for example GRZ-R4
- **Standards** (if any) - Rules may refer to standards that need to be complied with. There may be a number of standards that apply. Each standard has a specific number; for example GRZ-S4.

## Classes of Activities

The activities managed by this District Plan reflect Council's functions under section 31 of the RMA.

No person is allowed to undertake any activity in a manner that contravenes a rule in the District Plan or a national environmental standard unless the activity is expressly allowed by a resource consent or is an existing use allowed by section 10 or 10A of the RMA.

All of the chapters in Part 3 and most of the chapters in Part 2 contain a table of rules that establish the status of an activity. Rules will generally include conditions, requirements and standards that need to be met for that activity status to apply. If you do not comply with a particular rule condition, requirement or standard, the activity will default to a different status. You will be able to determine this by reading the rule. Unless what you are proposing is a permitted activity, you will need a resource consent. In all instances it will still be necessary to check all relevant rules throughout the plan that apply to what you are proposing.

The District Plan classifies activities into six categories, known as activity statuses, which determine whether a resource consent is required or not. If resource consent is required, the activity status sets out the matters that can be considered when processing and determining the resource consent application.

Activity status	Is resource consent required?	What can Council consider?
Permitted	No	N/A
Controlled	Yes, and consent must be granted	The 'matters of control' listed in the relevant rule(s).
Restricted discretionary	Yes, and consent may be granted or declined	The 'matters of discretion' listed in the relevant rule(s).
Discretionary	Yes, and consent may be granted or declined	Any relevant matter.
Non-complying	Yes, and consent may be granted or declined	Any relevant matter and consent can only be granted if the consent authority is satisfied that: <ul style="list-style-type: none"> <li>• the adverse effects of the activity on the environment will be minor; or</li> <li>• the activity will not be contrary to the objectives and policies of the relevant plan and any relevant proposed plan.</li> </ul>
Prohibited	No	No resource consent can be applied for or granted, and the activity cannot be carried out unless a plan change is sought to change the activity status.

The most permissive activity status is 'permitted' where no resource consent is required. If an activity is permitted, it is allowed to be undertaken as of right, provided that it complies with any applicable effects standards as stated in the relevant

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rule.

For a controlled activity, a resource consent is required but the consent authority must grant consent and may impose conditions on the consent but only in relation to those "matters over which control is reserved" by the Plan or a national environmental standard. Controlled activities can be subject to standards, and if these standards are not complied with, this will typically result in the activity becoming a restricted discretionary activity, unless otherwise stated in the rule.

For a restricted discretionary activity, consent may be granted or refused, and the "matters of discretion" which are listed in the relevant rule or standard must be considered. Where there is reference to a specific policy in the matters of discretion, that does not mean that no other policies are to be considered relevant, it means that the particular policy should always be treated as relevant for that rule. Restricted discretionary activities can be subject to standards, and if these standards are not complied with, this will typically result in the activity becoming a discretionary or non-complying activity, as stated in the rule.

The type of resource consent required is generally dependent on the degree of change anticipated and the effects that the proposed change is likely to have on the environment.

## Approach to Integrated Management

The District Plan adopts an integrated management approach to the use, development or protection of land and associated natural and physical resources. As stated in the Statutory Context Chapter, the District Plan is prepared within a hierarchy of policy statements and plans that, together with the RMA, form the statutory context for plan making as well as decision-making under the RMA.

Integrated management of effects does require the use of other mechanisms to help achieve environmental outcomes, particularly in cases where a rule may not be the best solution to an issue. The Council uses advocacy, the provision of information, education and incentives where appropriate. The Council also has the ability to use other regulatory means (for example, bylaws) and its operational activities to influence the use, development or protection of natural and physical resources. The District Plan's objectives and policies also encourage integrated management of specific natural and physical resources, and support landowners, local government, tangata whenua and other agencies working together on a voluntary basis to achieve desired environmental outcomes.

## Applications Subject to Multiple Provisions

The overall activity status of a proposal will be determined on the basis of **all rules which apply to the proposal**. This includes rules in the District-Wide Matters and Area-Specific Matters. When a proposal involves several activities that are subject to multiple rules with different activity statuses, and/or involves an activity/activities across multiple zones, precincts, areas, overlays or features, and it is appropriate to "bundle" the activities **the proposal will be assessed on the basis of the most restrictive activity status** (unless otherwise stated specified). If a proposal is subject to one or more provisions, that have a permitted activity status the proposal will need to comply with all the provisions and their standards.

Where a Precinct applies, the objectives, policies, rules and standards of the underlying zone and any overlay apply in addition to the provisions of the Precinct, except where it is specifically stated in the Precinct that the provisions of the Precinct prevail.

In the case that rules have the same status such as the activity is permitted in the Rural Production zone and the Coastal environment overlay the activity will need to meet all the standards within these permitted rules.

In the case of the Treaty Settlement Land Overlay, as Note 3 in the chapter identifies, the provisions of the underlying zone apply unless otherwise specified. 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.

Where a rule for an overlay, zone, or precinct or development area controls an activity by reference to a proportion or percentage of the site, the control will be limited to that part of the site to which the overlay, zone, precinct or development area applies.

Some of the Overlay chapters only include rules for certain types of activities (e.g. natural character, natural features and landscapes or coastal environment). If your proposed activity is within one of these overlays, but there are no overlay rules that are applicable to your activity, then your activity can be treated as a permitted activity under the Overlay Chapter unless stated otherwise. Resource consent may still be required under other Part 2: District-Wide Matters chapters and/or Part 3: Area-Specific chapters (including the underlying zone).

An application for resource consent for a proposal must address all rules under which consent is required for that proposal under the District Plan and all relevant matters, or must clearly set out the reason why the application is not in relation to all such matters.

Application forms and detailed guidance on how to make an application and the information that is to be submitted with an application are available on the Council website.

## **Zoning of Roads, Railways and Rivers**

All public roads, including state highways, railways and rivers are zoned, although they are not coloured on the planning maps to avoid confusion. The zoning of the road, rail corridor and rivers will be the same zone as that of the adjoining land (as shown on the District Plan maps). Where the zoning of the land that adjoins one side of the road, railway or river is different to that of the land that adjoins the other side, then the zoning of the adjoining land shall apply up to the centreline of the road, railway or river.

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**PART 1 – INTRODUCTION AND GENERAL PROVISIONS / HOW THE PLAN WORKS / Cross boundary matters****Cross boundary matters**

Far North District shares its boundaries with Whangarei District Council to the south and Kaipara District Council to the south west. Far North also shares a boundary with the Northland Regional Council with respect to the seaward side of mean high water springs.

Cross boundary issues refer to situations where an activity takes place on or near a territorial boundary and where the effects of a particular activity impacts on the territory of an adjacent authority.

While Council's has jurisdiction only within its territorial boundaries, integrated resource management requires coordination and cooperation between authorities for management issues that extend across boundaries and across jurisdictions.

Cross boundary issues are addressed by:

1. Ensuring consistency and a degree of integration between the Far North District Plan and the plans and policy statements of adjoining territorial authorities, as well as the Northland Regional Council. This will ensure that the region's resources are managed compatibly, and provide the basis for an assessment of resource consent applications; and
2. Consulting with adjoining authorities on resource management matters, including Plan reviews, Plan changes and resource consent applications as required under the RMA or as is necessary or appropriate. This will include discussions with Council officers, possible notification of applications for resource consent in adjoining authorities and, where appropriate, joint hearings.

## **PART 1 – INTRODUCTION AND GENERAL PROVISIONS / HOW THE PLAN WORKS / Relationships between spatial layers**

### **Relationships between spatial layers**

The District Plan uses a range of spatial layers that are shown on planning maps including zones, overlays, site specific controls, area and ~~and~~ designations.

The General approach chapter explains the different spatial layers and their purpose, including how they relate to each other (and how resource consent applications subject to multiple zones or chapters are treated). Additional details are also included in the overview section of the specific chapters.

<b>Spatial Layer</b>	<b>Description</b>
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible. Zones are found in Part 3 Area Specific Matters
Overlays	An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.
Site specific controls ( <del>e.g. precincts or development areas</del> )	Site specific controls spatially identify where a site <del>or area</del> has provisions that are different from other spatial layers or district-wide provisions that apply to that site.
<u>Precincts</u>	<u>A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).</u>
Development areas	A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change. The District Plan does not currently contain any development areas.
Designations	A designation is a provision in a district plan for a public work or project. Only a requiring authority can give notice of a requirement for a designation.

## **PART 1 – INTRODUCTION AND GENERAL PROVISIONS / NATIONAL DIRECTION INSTRUMENTS / National policy statements and New Zealand Coastal Policy Statement**

### **National Policy Statements and New Zealand Coastal Policy Statement**

National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the RMA policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations.

The following table provides an overview of whether any relevant review/s of the Far North District Plan has been undertaken in relation to NPSs and the NZCPS.

<b>National Policy Statement</b>	<b>Details of the Policy Statement and/or Plan review or a relevant change to give effect (fully or partially) to each National Policy Statement</b>
National Policy Statement on Electricity Transmission 2008, <u>amended 2025</u>	The policy statement has been reviewed in August 2020, latest amendments have been partially given effect to.
New Zealand Coastal Policy Statement 2010	The policy statement has been reviewed in August 2020.
National Policy Statement on Renewable Electricity Generation 2011, <u>amended 2025</u>	The policy statement has been reviewed in August 2020; latest amendments have been partially given effect to.
National Policy Statement for Freshwater Management 2020, <u>amended 2025</u>	The policy statement has been reviewed in August 2020.
National Policy Statement on Urban Development 2020	The policy statement has been reviewed in August 2020.
<u>National Policy Statement on Highly Productive Land 2022, amended 2025</u>	<u>The Policy statement has been reviewed; latest amendments have been partially given effect to.</u>
<u>National Policy Statement for Indigenous Biodiversity 2023, amended 2025</u>	<u>The Policy statement has been reviewed; latest amendments have been partially given effect to.</u>
<u>National Policy Statement for Natural Hazards 2025</u>	<u>The policy statement has been partially given effect to.</u>
<u>National Policy Statement for Infrastructure 2025</u>	<u>This policy statement has been partially given effect to.</u>

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**PART 1 – INTRODUCTION AND GENERAL PROVISIONS / NATIONAL DIRECTION INSTRUMENTS / National environmental standards****National environmental standards**

National environmental standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:

- Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)
- Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007
- Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (amended 2026)
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
- Resource Management (National Environmental Standards for Freshwater Regulations 2020 (Amended 2025))
- Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020
- Resource Management (National Environmental Standards for Storing Tyres Outdoors) 2021
- Resource Management (National Environmental Standard on ~~Plantation~~ Commercial Forestry) Amendment Regulations 2017 2023
- Resource Management (National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat) 2023
- Resource Management (National Environmental Standards for Detached Minor residential Units) 2025

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**PART 1 – INTRODUCTION AND GENERAL PROVISIONS / NATIONAL DIRECTION INSTRUMENTS / Regulations****Regulations**

The regulations included in this chapter come under the RMA (excluding the national environmental standards listed in the National environmental standards chapter). These regulations are:

- Resource Management (Discount on Administrative Charges) Regulations 2010
- Resource Management (Exemption) Regulations 1996
- Resource Management (Exemption) Regulations 2017
- Resource Management (Forms, Fees, and Procedure) Regulations 2003
- Resource Management (Infringement Offences) Regulations 1999
- Resource Management (Marine Pollution) Regulations 1998
- Resource Management (Measurement and Reporting of Water Takes) Regulations 2010
- Resource Management (Network Utility Operations) Regulations 2016
- Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991