

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text).

PART 3 – AREA-SPECIFIC MATTERS / ZONES / Rural Zones / Rural Production

DEV1 – Haruru Development Area

Overview

Haruru Development Area

Haruru Development Area (Lot 1 DP 53506) is approximately 6.9 hectares in area and is located in the Upper Waitangi catchment of the Bay of Islands. It contains a part of the coastal environment that links the Goffe Drive ridge with the waters and mangrove margins of the Waitangi River. Haruru development area is within the coastal environment and is largely covered by HNC 409. The majority of the property is covered in native vegetation which is largely re-growth following earlier clearance.

Development will be undertaken in accordance with the Haruru Development area Plan submitted with the first application for the site, this will enable discrete development that supports the landscape values of the site. The location, scale, design and colour of buildings need to be carefully managed to protect the landscape values of the site. This is managed through the Haruru Development area along with the Coastal Environment provisions that apply to the site.

Future development is to be located within the building areas identified in the Haruru Development area Plan outside the High Natural character area. Within these areas subdivision is limited to a maximum of 5 allotments with 1 residential unit per site permitted. Outside of the identified building areas, conservation and enhancement of the natural and ecological values is promoted.

Other District Plan Provisions that Apply to the Development Area

In addition to the zone and overlay provisions all District-Wide Matters of the District Plan continue to apply to any proposed activity.

Where an exemption is specified in this development area, that exemption overrides the provisions in any other part(s) of the Plan. Refer also to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.

a) Rural Production Zone

The objectives, policies, rules and standards of the RPROZ apply in addition to the provisions of the development area, except that:

- Any development area rules with the same activity description prevail over the equivalent Rural Production zone rules.

- Rural Production zone standards do not apply to the development area.

b) Coastal Environment

The Haruru Development Area is located within the Coastal Environment and is identified as having High Natural Character Area (HNC409) over most of the site. The objectives, policies, rules and standards apply and except that:

- Any development area rules with the same activity description prevail over the equivalent Coastal Environment rules.

c) Subdivision

- Subdivision of the Haruru Development Area is addressed by a specific Haruru Development Area rule within SUB-R3.

<u>Objectives</u>	
<u>DEV1-O1</u>	<u>Land use and subdivision at Haruru is of a scale and type that compliments and is consistent with the high natural character of the site.</u>
<u>DEV1-O2</u>	<u>The high natural character of the coastal environment of Haruru is maintained and enhanced for current and future generations.</u>
<u>Policies</u>	
<u>DEV1-P1</u>	<u>Enable development of a n appropriate scale located in the building areas identified on the Haruru Development area Plan submitted with the first application on the site.</u>
<u>DEV1-P2</u>	<u>Ensure development is in accordance with the Haruru Development area Plan</u>
<u>DEV1-P3</u>	<u>Encourage the enhancement of ecological and natural values by enabling ongoing conservation activities</u>
<u>DEV1-P4</u>	<u>Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Haruru Development area:</u> <ol style="list-style-type: none"> <u>compliance with the Haruru Development area Plan</u> <u>the natural character of the coastal environment;</u> <u>the location, scale and design of any proposed development;</u> <u>the temporary or permanent nature of any adverse effects;</u> <u>suitable site access;</u> <u>the need for and location of earthworks and management or vegetation clearance;</u>

	<p>g. <u>effects from and on natural hazards;</u></p> <p>h. <u>satisfactory disposal of wastewater and stormwater;</u></p> <p>i. <u>effects on ecological values;</u></p> <p>j. <u>effects on historic heritage values; and</u></p> <p>k. <u>the provision for a potable and firefighting water supply.</u></p>
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Notes:

1. The rules in Part 2 – District-Wide Matters apply in addition to these rules. Except that the following do not apply:
 - a. Any development area rules with the same activity description prevail over the equivalent Rural Production and Coastal Environment rules.

<u>Rules</u>		
<u>DEV1-R1</u>	<u>New Buildings or structures, relocated buildings, or extension or alterations to existing buildings or structures</u>	
<u>Haruru Development area</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u></p> <p><u>1. The new building or structure, relocated building or extension of alteration to an existing building or structure will accommodate a permitted or discretionary activity; and</u></p> <p><u>2. Is located within the building area identified on the Haruru Development area Plan submitted with the first application for the site.</u></p> <p><u>PER-2</u></p> <p><u>The new building or structure, or extension or alteration to an existing building or structure complies with standards:</u></p> <ul style="list-style-type: none"> • <u>DEV1-S1 Stormwater and effluent disposal</u> • <u>DEV1 -S2 Special Information Requirements</u> 	<p><u>Activity status where compliance not achieved with PER-1: Non-complying</u></p>
<u>DEV1-R2</u>	<u>Residential activity</u>	
<u>Haruru Development area</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER – 1</u></p> <p><u>1. The number of standalone residential units on a site does</u></p>	<p><u>Activity status where compliance not achieved: Non-complying</u></p>

	<u>not exceed one.</u>	
<u>DEV1- R2</u>	<u>Conservation activity</u>	
<u>Haruru Development Area</u>	<u>Activity status: Permitted</u> <u>Where:</u> <u>PER-1</u> <u>Conservation activities are limited to the following:</u> <ol style="list-style-type: none"> 1. <u>planting;</u> 2. <u>pest and weed control; and</u> 3. <u>introduction of native fauna</u> 	<u>Activity status where compliance not achieved with PER-1: Non-complying</u>
<u>DEV1-R5</u>	<u>Activities otherwise not listed</u>	
<u>Haruru Development Area</u>	<u>Activity status: Non-complying</u>	<u>Activity status where compliance not achieved: Not applicable</u>
<u>SUB-R3</u>	<u>Subdivision of land to create a new allotment</u>	
<u>Haruru Development Area</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> <u>The subdivision complies with standards:</u> <u>SUB-S3 Water supply</u> <u>SUB-S4 Stormwater management</u> <u>SUB-S5 Wastewater disposal</u> <u>SUB-S6 Telecommunications and power supply; and</u> <u>SUB-S7 Easements for any purpose</u> <u>RDIS-2</u> <u>Where subdivision is in accordance with the approved Haruru development plan submitted with the first application for the site in</u>	<u>Activity status where compliance not achieved with RDIS-1: Discretionary</u> <u>Activity status where compliance not achieved with RDIS- 2, RDIS-3, RDIS-4, RDIS-5: Non complying</u>

	<p>accordance with DEV1-S2 1.</p> <p><u>RDIS-3</u></p> <p>Where the subdivision complies with standard:</p> <ul style="list-style-type: none"> • <u>DEV1-S2 Special Information requirements.</u> <p><u>RDIS-4</u></p> <p><u>There is no more than 5 allotments within the Haruru development area.</u></p> <p><u>RDIS-5</u></p> <p><u>The allotments are outside the High Natural character area overlay.</u></p>	
SUB-R20	Subdivision creating one or more additional allotments within the coastal environment (excluding Outstanding Natural Character Areas)	
All Zones (excluding Kauri Cliffs Gold Living Sub-Zone and Haruru development area)	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
<u>Standards</u>		
<u>DEV1-S1</u>	<u>Stormwater and wastewater disposal</u>	
<u>Haruru Development Area</u>	<u>Each residential unit must have an exclusive area of at least 3,000m² available for disposing of and treating stormwater and wastewater.</u>	<u>Where the standard is not met, matters of discretion are restricted to: Not applicable</u>

<u>DEV1-S2</u>	<u>Special Information Requirements</u>
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<p><u>Haruru Development Area</u></p>	<p>Any application made for a new building or structure or subdivision within the Haruru Development area shall include an assessment of effects (AEE) that addresses all the following matters:</p> <ol style="list-style-type: none"> 1. <u>For the first application made for a new building or structure or subdivision within the Haruru Development area, the application must be accompanied by a comprehensive site development area plan including:</u> <ul style="list-style-type: none"> • <u>the location of suitable building platforms are outside the High natural character area and recommended by a suitably qualified Landscape Architect;</u> • <u>suitable site servicing (site access, electrical supply, water supply, stormwater management, and wastewater treatment and disposal); and</u> • <u>a vegetation management plan for the site.</u> 2. <u>All applications made for a new building or structure or subdivision within the Haruru Development area (including the first application), must include an AEE that addresses the following matters:</u> <ol style="list-style-type: none"> a. <u>Ecological effects of vegetation removal and establishment</u> b. <u>Historic Heritage values and effects on those values</u> c. <u>Cultural values and effects on those values (via consultation with mana whenua)</u> d. <u>Landscape and visual effects of proposed buildings and land use activities on the Coastal Environment and Natural character values</u> e. <u>Geotechnical site suitability</u> f. <u>Effects of earthworks and landform modification</u> g. <u>The location, height, form and massing of any proposed building and its position relative to the building areas identified on the Haruru Development area Plan</u> h. <u>Construction buildings, materials and finishes</u> i. <u>All of the matters in policy DEV1 -P4, which include natural character of the coastal environment; location, scale and design, the need for and location of earthworks or vegetation clearance.</u> 	<p><u>Where the standard is not met, matters of discretion are restricted to: Not applicable</u></p>
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