General Residential Zone

Issues

The General Residential Zone (GRZ) provides predominantly for residential development within the *Urban Area* of Whangārei. The General Residential Zone provides for traditional suburban densities and housing forms and is currently characterised by one to two storey stand-alone (detached) *residential unit*s on larger properties set back from boundaries with landscaped gardens. However, the zone also contemplates incremental intensification to provide for a range of housing needs while retaining a suburban built character.

Commercial activities are discouraged in the General Residential Zone. However, some opportunities are provided for non-*residential activities* such as *retail activities*, *commercial services*, *community activities* and *visitor accommodation*, while ensuring that residential amenity and character are not compromised and that activities are sympathetic to the surrounding residential context.

Objectives

GRZ-O1 Density

Subdivision and development are consistent with the planned suburban built character and are compatible with the amenity levels of existing residential development.

GRZ-O2 Housing Variety

Enable a variety of housing densities and types to provide for affordable, diverse and multi-generational living.

GRZ-O3 Amenity

Subdivision and development provide quality residential amenity for residents, adjoining *site*s and the street.

GRZ-O4 Non-Residential Activities

Residential activities remain the dominant activity in the General Residential Zone and any non-*residential activities* are compatible with residential amenity.

Policies

GRZ-P1 Density and Character

To achieve the planned suburban built character by:

1. Managing the scale, intensity, height, bulk and form of development.
2. Requiring sufficient *outdoor living space* and *landscaping* within each *site*.
3. Enabling residential development on *site*s of an appropriate size and shape.

GRZ-P2 On-Site Amenity

To require *residential activities* to achieve appropriate levels of on-site amenity by providing:

1. Useable *outdoor living courts*.
2. Sufficient access to sunlight throughout the year.
3. Adequate space to accommodate typical residential living requirements.

GRZ-P3 Adjacent Properties

To mitigate adverse amenity effects on adjacent properties by sensitively designing development to:

1. Manage the intrusion on privacy and the extent of *building* dominance on adjacent *residential unit*s and *outdoor living spaces*.
2. Minimise the degree of overshadowing to any adjoining *site* or *residential unit*.

GRZ-P4 Residential Amenity and Character

To manage adverse effects on residential amenity and character by requiring developments to have regard to the way the development:

1. Provides street activation through connection between front doors and the street.
2. Provides *landscaping* that enhances on-site and local residential amenity, with particular regard to *site frontage*.
3. Minimises large monotonous *building* façades and walls that do not include design variation or are not broken down into smaller elements.
4. Relates to neighbouring properties by employing *setback*s, sensitive *building* orientation and design, and *landscaping* to mitigate dominance and privacy impacts.
5. Provides an active interface to *Open Space and Recreation Zones* onto which it fronts.

6. Is sympathetic to the amenity and character of the locality and other *buildings* in the vicinity, having regard to:

7. *Building* bulk, scale and symmetry.

8. *Site* sizes and providing for a more spacious form of development.

GRZ-P5 Impervious Areas

To restrict *impervious areas* within *site*s in order to:

1. Manage *stormwater* runoff.

2. Maintain and enhance *amenity values*.

3. Safeguard esplanade areas and waterfront walkways.

GRZ-P6 Supported Residential Care and Retirement Villages

To enable a range of appropriate *residential activities* by providing for *supported residential care* and retirement villages where they are designed, located and managed to:

1. Provide a high level of amenity for residents.

2. Ensure any adverse effects on surrounding *Residential Zones* and *Open Space and Recreation Zones* are minimised.

3. Maintain the residential character of the surrounding environment.

4. Avoid, remedy or mitigate any adverse effects on infrastructure, including the transport network.

GRZ-P7 Non-Residential Activities

To only enable non-*residential activities* where they:

1. Will not detract from the vitality and viability of *Business Zones*.

2. Are complementary in design, scale, nature and intensity to the residential context.

3. Avoid, remedy or mitigate adverse effects on residential *amenity values* such as noise, traffic, parking, lighting, glare and visual impact.

GRZ-P8 Comprehensive Design

To encourage *subdivision* and land use proposals to be undertaken concurrently as part of a comprehensive design process.

GRZ-P9 Subdivision

To promote good design and layout of *subdivision* which achieves the following:

1. *Site*s are shaped and sized to allow adequate sunlight to *outdoor living spaces*, and to provide adequate on-site amenity and privacy.
2. Where possible, *site*s are located so that they overlook and front roads and *Open Space and Recreation Zones*.
3. *Rear sites* are limited.
4. A permeable street network where the use of cul-de-sacs is limited.
5. Connections within a development, and between developments and the public realm, are maximised.
6. Opportunities for connections to public open space, services and facilities in the neighbourhood are identified and created.

GRZ-P10 Density

To provide for a range of *site* sizes and densities by considering reduced *site* sizes or increased residential density where:

1. A mixture of *site* sizes and housing typologies, including low-cost options, are provided.
2. The location is supportive of pedestrians, cyclists and public transport.
3. The area is in proximity to *Open Space and Recreation Zones* and the City Centre Zone, Mixed Use Zone, Local Centre or Neighbourhood Centre Zones.
4. There is sufficient infrastructure to accommodate the development.
5. The development is sympathetic to the surrounding environment and adverse effects on adjoining *site*s are minimised.
6. The parent *site* size and *site frontage* are sufficient to enable comprehensive development and provide quality on-site amenity.
7. The potential for cumulative adverse effects associated with incremental vacant *site subdivision* which does not comply with the minimum *site* size are assessed and managed.

Rules

GRZ-R1 Any Activity Not Otherwise Listed in This Chapter

Activity Status: Permitted

Where:

1. Resource consent is not required under any rule of the District Plan.
2. The activity is not prohibited under any rule of the District Plan.

GRZ-R2 Minor Buildings

Activity Status: Permitted

Note:

1. *Minor buildings are exempt from rules GRZ-R3 – R5 and R8.*

GRZ-R3 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 8m above *ground level*, except that 50% of a *building's* roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Effects on the amenity of adjoining *sites*.
2. The extent to which visual dominance effects are minimised.

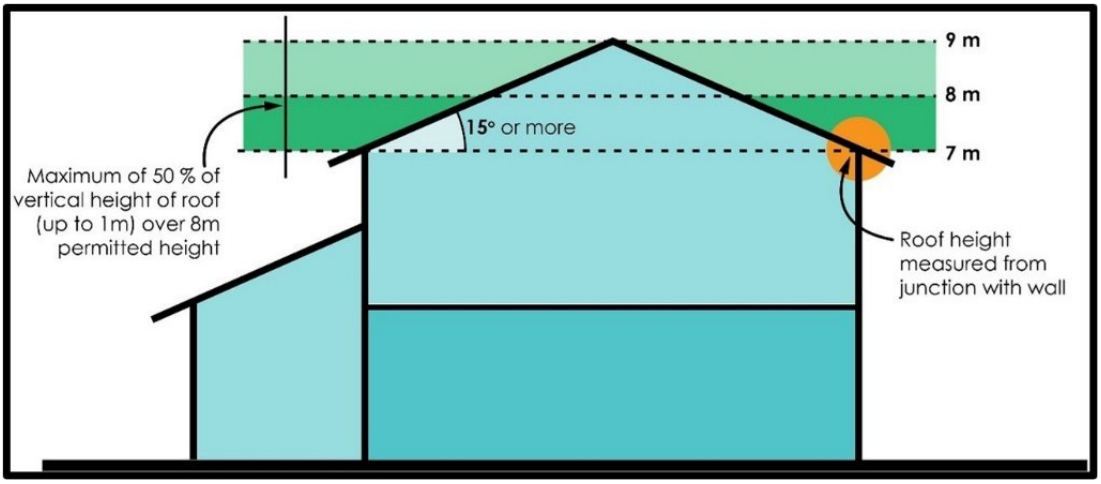


Figure 1: Diagram of GRZ-R3 Building and Major Structure Height Rule

GRZ-R4 Building and Major Structure Setbacks

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* are set back at least:
    a. 3m from road boundaries.
    b. 1.5m from side and rear boundaries.
    c. 20m from Mean High Water Springs or the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).
2. Except that:
    a. GRZ-R4.1(b) does not apply where there is an existing or proposed common wall between two *buildings* on adjacent *sites*; and
    b. Non-habitable *major structures* and *buildings*, and non-*habitable rooms* of *buildings*, may be set back 0m for a maximum cumulative length of 7.5m on a single side or rear *boundary* and a maximum cumulative length of 10.5m on all side and rear boundaries, provided they are *setback* at least 2.5m from *habitable rooms* on any other *site*.

Activity Status when compliance not achieved with GRZ-R4.1(a) – (b) or GRZ-R4.2: Restricted Discretionary

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. Effects of shading and visual dominance on adjoining properties.
3. Impacts on the amenity of any adjacent public walkway.
4. Where GRZ-R4.1(a) is infringed, the effects on the:
    a. Streetscape character anticipated within the General Residential Zone.
    b. Safety and efficiency of the adjacent transport network

Activity Status when compliance not achieved with GRZ-R4.1(c): Restricted Discretionary

Matters of discretion:

1. The effectiveness of the proposed method for controlling *stormwater* runoff.
2. That the proposal will maintain and enhance the *amenity values* of the area.
3. That esplanade areas and waterfront walkways are appropriately safeguarded.
4. The potential to establish an *esplanade reserve*.

GRZ-R5 Building and Major Structure Height in Relation to Boundary

Activity Status: Permitted

Where:

1. All *buildings* and *major structures* do not exceed a height equal to 3m above *ground level* plus the shortest horizontal distance between that part of the *building* or *major structure* and any side or rear boundary, except any boundary:

    a. Where there is an existing or proposed common wall between two *buildings* on adjacent *sites*; or

    b. That is adjoining a business zone; or

    c. That is adjoining an Open Space and Recreation Zone where the Open Space and Recreation Zone *site* is:

        i. Greater than 2,000m^2; and

        ii. Greater than 20m in width when measured perpendicular to where the measurement of GRZ-R5.1 is taken from.

2. Except that, any parts of the *buildings* or *major structures* that are within 20m of the *site frontage* may exceed the maximum *height in relation to boundary* in GRZ-R5.1(a)-(c), provided they:

    a. Do not exceed a height of 3.6m above *ground level* where they are 1.5m or less from side and rear boundaries adjoining the General Residential Zone or Medium Density Residential Zone; and

    b. Thereafter, are set back 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees).

Compliance Standards:

1. *Where an Open Space and Recreation Zone comprises multiple adjoining sites but has a common zoning, the cumulative area of the sites can be used for the purposes of calculating GRZ-R5.1(c)(i) – (ii).*

2. *Measurements for GRZ-R5.1 can be taken from the furthest boundary when adjoining an access lot.*

3. *Up to two gable ends, dormers or portions of a roof may exceed the height in relation to boundary plane on each site boundary where each portion exceeding the height in relation to boundary is no greater than the following when measured in accordance with Figure 3 below:*

    a. 1.5m^2 in area; and

b. 1m in height; and

c. 2.5m in length.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. Effects of shading and visual dominance on adjoining and adjacent properties.
3. Effects on sunlight access to outdoor areas and *habitable rooms* on adjoining *site*s

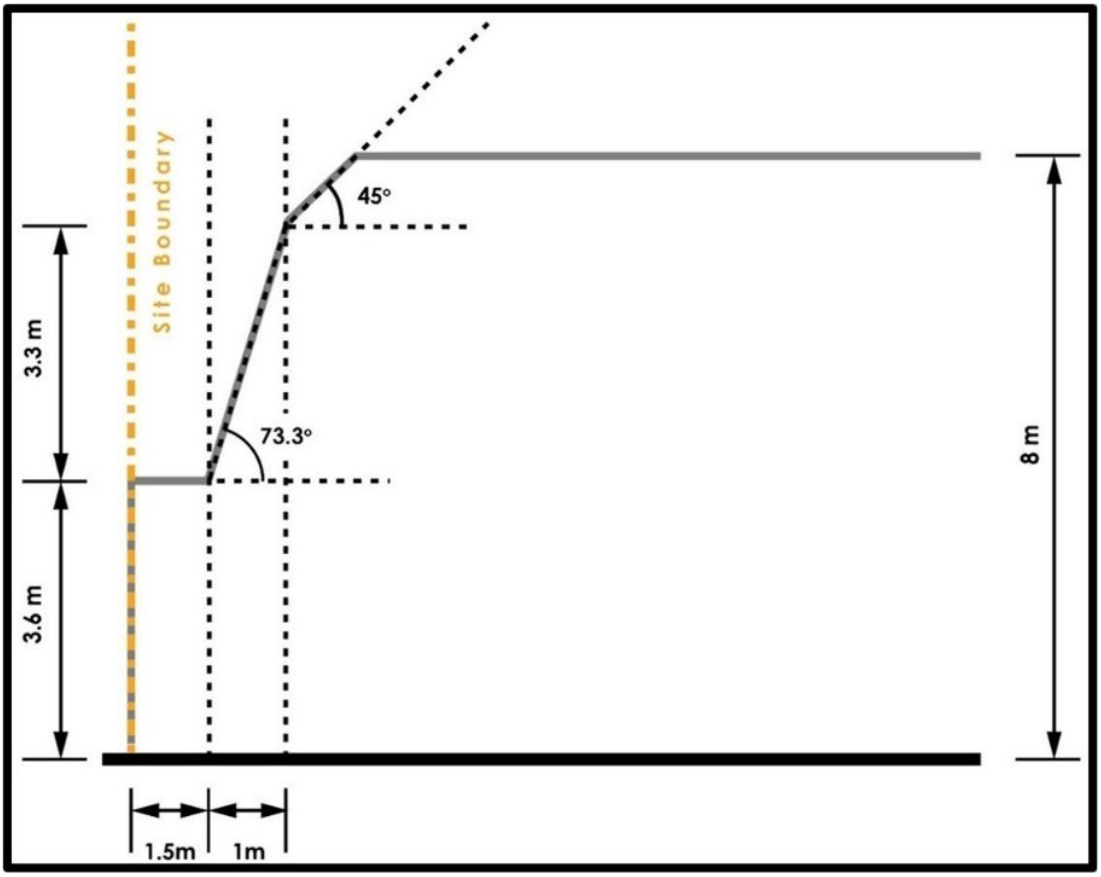


Figure 2: Diagram of GRZ-R5. 2 Alternative Height in Relation to Boundary Rule

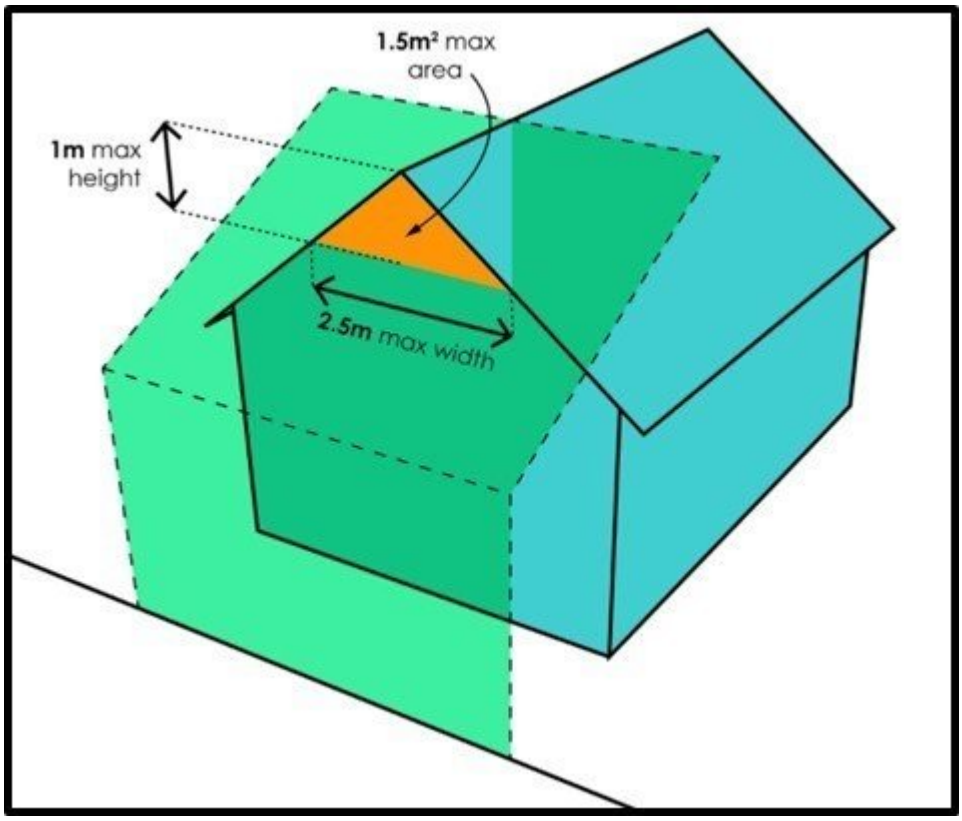


Figure 3: Diagram of GRZ-R5 Compliance Standard 3

GRZ-R6 Outdoor Living Court

Activity Status: Permitted

Where:

1. Every *principal residential unit*:

    a. With one or more *habitable rooms* at ground floor level provides an *outdoor living court* of which at least 20m^2 has a minimum depth of 4m.

    b. With all *habitable rooms* above ground floor provides an *outdoor living court* of which at least 8m^2 has a minimum depth of 2m.

2. Every *minor residential unit*:

    a. With one or more *habitable rooms* at ground floor level provides an *outdoor living court* of which at least 10m^2 has a minimum depth of 2.4m.

    b. With all *habitable rooms* above ground floor provides an *outdoor living court* of which at least 6m^2 has a minimum depth of 1.8m.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Appropriate privacy and amenity of the occupants on-site.
2. Sufficient sunlight access to *outdoor living spaces* within the *site*.
3. The proximity of the *site* to communal or public open space that has the potential to mitigate any lack of private *outdoor living space*.

Notification:

Any restricted discretionary activity under GRZ-R6 shall not require the written consent of affected persons and shall not be notified or limited-notified unless Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

GRZ-R7 Impervious Areas

Activity Status: Permitted

Where:

1. The *impervious area* within the *site* does not exceed 60% of the site area.
2. The *impervious area* is set back at least 5m from Mean High Water Springs and the top of the bank of any *river* that has a width exceeding 3m (excluding bridges, culverts and fences).

Activity Status when compliance not achieved: Restricted Discretionary

Matters of Discretion:

1. The extent to which the increased *impervious area* will affect the ability to control *stormwater* runoff from the *site*.
2. The extent to which the additional *impervious area* will affect *amenity values*.
3. The extent to which the additional *impervious area* will affect existing and future esplanade areas, waterfront areas or waterfront walkways.

GRZ-R8 Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. The maximum cumulative *building* and *major structure* coverage is 40% of the *net site area*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The scale and bulk of *buildings* and *major structures* in relation to the *site* and the existing built density of the locality.
2. The outlook and privacy of adjoining and adjacent properties.
3. Visual dominance of *buildings* and *major structures*.

GRZ-R9 Fences

Activity Status: Permitted

Where:

1. The fence has a maximum height of 2m above *ground level*.
2. Fencing within 3m of a road boundary, except any state highway, is at least 50% visually permeable for any portion above 1m high.
3. Fencing along a boundary shared with an Open Space and Recreation Zone is at least 50% visually permeable for any portion above 1.5m high.
4. The fence is not fortified with broken glass.
5. The fence is not fortified with or any form of electrification or barbed wire except for stock exclusion purposes.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The extent to which privacy is provided for *residential unit*s, while enabling opportunities for passive surveillance of *public place*s.
2. The extent to which shading and visual dominance effects to immediate neighbours and the street are minimised.
3. Health and safety effects.

GRZ-R10 Car Parking

Activity Status: Permitted

Where:

1. Formed car parking spaces are located at least 2m from any road boundary, excluding any on-street parking.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Traffic safety effects in relation to *site* ingress and egress.
2. Effects on pedestrian and cyclist safety and navigability.
3. Effects on streetscape character and amenity.

GRZ-R11 Outdoor Areas of Storage or Stockpiles

Activity Status: Permitted

Where:

1. The outdoor area of *storage* or stockpile:
    a. Complies with rule GRZ-R3.
    b. Complies with rules GRZ-R4 – R5 and R8.
    c. Is screened from view from adjacent *public place*s and surrounding *site*s, except for construction materials to be used on-site for a maximum period of 12 months within each 10-year period from 26 August 2021.

Activity Status when compliance with GRZ-R11.1(b) – (c) not achieved: Restricted Discretionary

Matters of discretion:

1. Effects in relation to *dust* and odour.
2. Visual amenity effects.
3. The matters of discretion in GRZ-R4 – R5 and R8.
4. Activity Status when compliance with GRZ-R11.1(a) not achieved: Discretionary

GRZ-R12 Farming

Activity Status: Permitted

GRZ-R13 Supported Residential Care

Activity Status: Permitted

Where:

1. The activity generates less than 25 *traffic movements* per *site*, per *day*.

Activity Status when compliance not achieved: Discretionary

GRZ-R14 Retirement Village

Activity Status: Permitted

Where:

1. The activity generates less than 25 *traffic movements* per *site*, per *day*.

Activity Status when compliance not achieved: Discretionary

GRZ-R15 Residential Unit

Activity Status: Permitted

Where:

1. The maximum density is 2 *residential unit*s per *site*, except where a *multi unit development* is proposed under GRZ-R23.
2. Every *residential unit* provides a *net floor area* of at least:
    a. $35m^2$ for *residential unit*s with only one *habitable room*.
    b. $45m^2$ for *residential unit*s with more than one *habitable room*.
3. Every *residential unit* is separated by at least 3m from any other detached *residential unit* (excluding any ancillary *minor residential unit*).
4. Every *residential unit* is separated by at least 6m from any other detached *residential unit* where there is an *outdoor living court* between the *residential unit*s (excluding any ancillary *minor residential unit*).
5. Every *residential unit* provides a *living area* with a window that faces to the north (between, and including, 270^0 and 90^0 as shown in Figure 5 below).
6. There is a separation distance of at least 6m from any window in a *habitable room* to a window of a habitable room in a separate *residential unit* (excluding any ancillary *minor residential unit*) where there is a direct line of sight between the windows.

Activity Status when compliance not achieved: Discretionary

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*

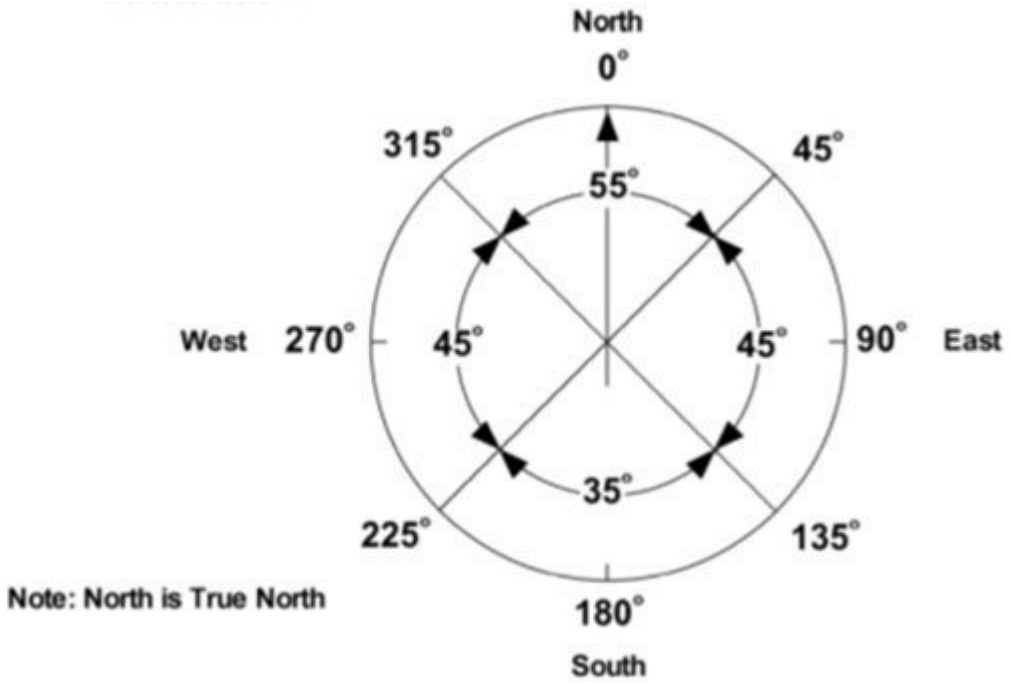


Figure 5: GRZ-R15.5 Living Area Window Orientation Diagram

GRZ-R16 Retail Activity

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles; and
3. The activity generates less than 20 *traffic movements* per *site*, per *day*; and
4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and
5. The activity is carried out inside a *building* and does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*

GRZ-R17 Commercial Services

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles; and
3. The activity generates less than 20 *traffic movements* per *site*, per *day*; and
4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and
5. The activity is carried out inside a *building* and does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*

GRZ-R18 Food and Beverage Activity

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles; and
3. The activity generates less than 20 *traffic movements* per *site*, per *day*; and
4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and
5. The activity is carried out inside a *building* and does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*

GRZ-R19 Care Centre

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles; and
3. The activity generates less than 20 *traffic movements* per *site*, per *day*; and
4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and
5. The activity is carried out inside a *building* and does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*.

Activity Status when compliance not achieved: Non-Complying

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*

GRZ-R20 Visitor Accommodation

Activity Status: Permitted

Where:

1. The activity is undertaken in an existing lawfully established *residential unit*, provided that the maximum visitor occupancy, in addition to any permanent residents on the *site*, is no more than six tariff-paid visitors at any given time; OR
2. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and
3. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers (except visitors checking into accommodation) or the loading or unloading of vehicles; and
4. The activity generates less than 20 *traffic movements* per *site*, per *day*; and
5. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and

6. The *visitor accommodation* is provided inside a *building* and does not exceed the use of 15% of the total *gross floor area* of all *buildings* on the *site*; and

7. Each *visitor accommodation* unit provides an *outdoor living court* of at least $6m^2$ and at least 1.8m depth.

Activity Status when compliance not achieved: Non-Complying

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*

GRZ-R21 Artisan Industrial Activity

Activity Status: Permitted

Where:

1. The principal operator of the activity lives on the *site* for at least 183 *day*s out of every 365-*day* period; and

2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles; and

3. The activity generates less than 20 *traffic movement*s per *site*, per *day*; and

4. In addition to the principal operator, the activity has no more than two other persons engaged in providing the activity; and

5. The activity is carried out inside a *building* and does not exceed the use of 15% of the total *gross floor area* of all *building*s on the *site*.

Activity Status when compliance not achieved: Non-Complying

Note:

1. Any application shall comply with information requirement rule GRZ-REQ1.

GRZ-R22 Show Homes

Activity Status: Permitted

Where:

1. The activity generates less than 25 *traffic movements* per *site*, per *day*.

2. The activity does not include, before 08:00 or after 18:00 on any *day*, the operation of machinery, receiving customers or the loading or unloading of vehicles.

3. The use of the residential *building* and land as a *show home* ceases within 36 months from the time of first use as a *show home*.

Activity Status where compliance not achieved: Non-Complying

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*

GRZ-R23 Multi Unit Development

Activity Status: Restricted Discretionary

Where:

1. The activity complies with Rules GRZ-R3 – R8 and R15.

Matters of discretion:

1. Appropriate privacy and amenity of the occupants on-site and that of adjoining *site*s.
2. Sufficient sunlight access to *outdoor living space* and *habitable rooms* within the *site*.
3. The proximity of the *site* to communal or public open space that has the potential to mitigate any lack of private *outdoor living space*.
4. *Building* bulk, scale and symmetry.
5. The suitability of the particular area for increased residential density, with respect to:
    a. The availability and accessibility of open space, public amenities and *commercial activities* in proximity.
    b. Capacity and availability of infrastructure, including the affected transport network.
    c. Road access and effects on transport, including availability of public and active transport options.
6. The extent to which the activity is consistent with the purpose, character and *amenity values* anticipated within the General Residential Zone.
7. The ability to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and *landscaping*.

Notes:

1. *Any application shall comply with information requirement rule GRZ-REQ1.*
2. *GRZ-R15.1 does not apply where a multi unit development is proposed under GRZ-R23.*

Activity Status when compliance not achieved: Discretionary

Note:

1. *Any application shall comply with information requirement rule GRZ-REQ1*

GRZ-R24 Place of Assembly

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R25 Emergency Services

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R26 Educational Facilities

Activity Status: Discretionary

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R27 Entertainment Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R28 Service Stations

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R29 Funeral Home

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R30 Recreational Facilities

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R31 Hospital

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R32 General Commercial

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R33 General Community

Activity Status: Non-Complying

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R34 Plantation Forestry

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R35 Intensive Livestock Farming

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R36 Farm Quarrying

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

GRZ-R37 Industrial Activities (Excluding Artisan Industrial Activities)

Activity Status: Prohibited

Where:

1. The activity is a primary activity or *ancillary activity*.

Information Requirement Rules

GRZ-REQ1 Urban Design and Density

1. All applications for resource consent pursuant to GRZ-R15.1 and GRZ-R16 – 23 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:
    a. An analysis of the *site* in relation to its context, including:
        i. The key characteristics of the local area, including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area.
        ii. The landform and topography of the *site* and surrounding environment.
        iii. The ecology and habitat of the *site* and surrounding environment.
        iv. Access to public and active *transport infrastructure*.
    b. An assessment of how the proposal contributes to the planned suburban environment of the area and is consistent with best practice urban design, including:
        i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.

ii. The relationship of the proposed development to *public places* and how the proposal responds to any issues or characteristics identified in the site analysis.

iii. Any proposed measures to avoid or mitigate adverse effects on adjacent *public places* and residential *sites*.

iv. Any proposed measures to incorporate Māori design elements.

v. Any proposed measures to facilitate active and public transport.

c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.

d. Any consultation undertaken with *mana whenua* and a summary of the results of that consultation.

Note:

1. *Acceptable means of compliance and best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines.*

Northland Christian Camp Precinct (PREC1)

Issues

The Northland Christian Camp Precinct enables the operation of the youth camp located at One Tree Point. The precinct recognises and provides for various activities including *residential activities*, *visitor accommodation*, community groups and clubs and camp activities.

Objectives

PREC1-O1 Recognised Activities

Recognise and provide for a range of activities within the Northland Christian Camp Precinct.

Policies

PREC1-P1 Enabled Activities

To enable camp facilities and residential *visitor accommodation* and *community activities* within the Northland Christian Camp Precinct.

Rules

PREC1-R1 Building and Major Structure Height

Activity Status: Permitted

Where:

1. The maximum *building* height and *major structure* height is 10m above *ground level*, except as provided for under PREC1-R10.

Activity Status when compliance not achieved: Discretionary

PREC1-R2 Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. The maximum cumulative *building* and *major structure* coverage is 35% of the total *net site area*.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The scale and bulk of *buildings* and *major structures* in relation to the *site* and the existing built density of the locality.
2. The outlook and privacy of adjoining and adjacent properties.
3. Visual dominance of *buildings* and *major structures*.

PREC1-R3 Car Parking Dimensions, Location and Identification

Activity Status: Permitted

Where:

1. The design and layout of car parking spaces complies with TRA-R2 – R3 except that:
    a. Car parking spaces may be located on grass surfaces without being marked.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Location, size and design of parking and loading areas.
2. The safety and efficiency of the transport network for vehicles, pedestrians and cyclists.

PREC1-R4 Noise Arising from Activities within the Northland Christian Camp Precinct

Activity Status: Permitted

Where:

1. Noise limits comply with NAV-R2 except that:

    a. The maximum noise limit between the hours of 07:00 and 22:00 is 55dBA L_{Aeq}.

    b. Noise measurements are to be taken from ground floor levels of residential *buildings* only.

Activity Status when compliance not achieved: Discretionary

PREC1-R5 Residential Unit

Activity Status: Permitted

Where:

1. *Residential unit*s comply with GRZ-R15 except up to a maximum of 10 *residential unit*s is permitted.

Activity Status when compliance not achieved: Discretionary

Note:

1. *GRZ-R23 Multi Unit Development does not apply within the Northland Christian Camp Precinct.*

PREC1-R6 Place of Assembly

Activity Status: Permitted

1. The activity is a primary activity or *ancillary activity*.

PREC1-R7 Educational Facilities

Activity Status: Permitted

1. The activity is a primary activity or *ancillary activity*.

PREC1-R8 General Community

Activity Status: Permitted

1. The activity is a primary activity or *ancillary activity*.

PREC1-R9 Visitor Accommodation

Activity Status: Permitted

Where:

1. There is a maximum of 200 beds in permanent *structures* at any time for accommodation of camp attendees, provided that none will be occupied for a period of longer than 10 *day*s.
2. There is a maximum of 200 beds in tents, caravans and motor homes, provided that none will be occupied for a period longer than 10 *day*s.

Activity Status when compliance not achieved: Discretionary

PREC1-R10 Recreational Facilities

Activity Status: Permitted

Where:

1. The activity is a primary activity or *ancillary activity*.
2. One *building* may be used as a gymnasium where:
    a. The maximum *building* height is 15m.
    b. The *building* is *setback* 20m from any Northland Christian Camp Precinct boundary.
    c. The maximum *gross floor area* (including *verandah*s and mezzanine floors) is 2,150m^{2}.

Activity Status when compliance not achieved: Discretionary

Ruakaka Environmental Benefit Precinct (PREC9)

Issues

The Ruakaka Environmental Benefit Precinct provides for residential development where positive ecological outcomes are achieved, and development is well integrated with *reticulated* infrastructure. The precinct recognises and provides for *subdivision* opportunities in an area with unique biodiversity values while limiting land use and development prior to subdivision to ensure that the ecological and biodiversity values are protected.

Rules PREC9-R1 and R2 apply to Lot 2 DP 350126 until that *site* has been subdivided and certificates of title have been issued for each new *site*.

Objectives

PREC9-O1 Subdivision

Residential *subdivision* is enabled while enhancing and permanently protecting ecological and biodiversity values.

PREC9-O2 Infrastructure

Adverse effects on *reticulated* three waters networks and the adjacent transport network are minimised.

PREC9-O3 Land Use

Land use activities prior to *subdivision* are managed to protect ecological and biodiversity values.

Policies

PREC9-P1 Residential Subdivision

To provide for residential *subdivision* where the following are achieved:

1. Restoration and permanent protection of the ecological corridor that runs through the *site* and connects to adjacent *site*s.
2. Revegetation and enhancement planting within the ecological corridor.
3. Avoidance of adverse effects on:
    a. Indigenous taxa that are listed as threatened or at risk in the NZ Threat classification system lists.
    b. The ecological values and attributes of areas of *indigenous vegetation* and habitats of indigenous fauna that are significant using the assessment criteria in Appendix 5 of the Northland Regional Policy Statement 2016.

PREC9-P2 Infrastructure

To ensure that land use, development and *subdivision* are well integrated with the transport network and *reticulated* three waters networks by:

1. Avoiding on-site *wastewater* treatment and disposal, except where it is proposed for a single *residential unit* prior to *subdivision*.
2. Ensuring that sufficient capacity exists within the *reticulated wastewater* network to accommodate the proposed development; and requiring any upgrades which are needed to service the development.
3. Requiring sufficient vehicle access to be identified at the time of land use, development and *subdivision*.

PREC9-P3 Land Use Prior to Subdivision

To ensure that future comprehensive residential development is not compromised and to protect the existing biodiversity and ecological values within the *site* by:

1. Limiting the clearance of *indigenous vegetation* prior to *subdivision*.
2. Restricting the development density to one *residential unit* prior to *subdivision*.

Rules

PREC9-R1 Residential Units

Activity Status: Permitted

Where:

1. The maximum density within Lot 2 DP 350126 is 1 *residential unit*.
2. The *residential unit*, accessory *buildings* and *wastewater* system are located outside of the ecological corridor to be protected under PREC9-R3.4.
3. *Accessway*s are located outside of the ecological corridor to be protected under PREC9-R3.4, except that one *accessway* may be provided in general accordance with the indicative vehicle access shown on Figure PREC9 Map 1.

Note:

1. *PREC9-R1 applies to Lot 2 DP 350126 until that site has been subdivided and certificates of title have been issued for each new site.*

Activity Status when compliance not achieved: Non-Complying

PREC9-R2 Indigenous Vegetation Clearance

Activity Status: Permitted

Where:

1. The clearance of *indigenous vegetation* within Lot 2 DP 350126 is either:
    a. Outside of the ecological corridor to be protected under PREC9-R3.4; or
    b. Within the ecological corridor to be protected under PREC9-R3.4 and is associated with:
        i. Operation, maintenance and repair of existing tracks, fences, drains and other lawfully established activities; or
        ii. Pest plant removal and biosecurity works; or

iii. Conservation planting, including planting for ecological restoration purposes.

Note:

1. *PREC9-R2 applies to Lot 2 DP 350126 until that site has been subdivided and certificates of title have been issued for each new site.*

Activity Status when compliance not achieved: Discretionary

PREC9-R3 Subdivision

Activity Status: Restricted Discretionary

Where:

1. The *subdivision* is by way of a single application for resource consent (implementation of which may be staged).
2. Certification has been provided from Whangarei District Council that there is capacity within the public *reticulated wastewater* network to service the proposed development.
3. All *site*s (excluding any *site* for the sole purpose of environmental protection and restoration, *accessway*s, roads, utilities or reserves) are designed and located so that provision is made for connected to a public *reticulated wastewater* network.
4. Vehicle access to the *site* is provided from Tamure Place.
5. The ecological corridor to be protected shown on Figure PREC9 Map 1 is legally protected in perpetuity and managed on an on-going basis in accordance with an Ecological Management Plan, except that one internal *accessway* may be provided in general accordance with the indicative vehicle access shown on Figure PREC9 Map 1.

Matters of discretion:

1. Effects on the existing *reticulated wastewater* network.
2. The capacity of the existing *reticulated wastewater* network and whether the servicing needs of the proposal require upgrades to existing infrastructure.
3. The efficient provision of services to the land being subdivided and to nearby land that might be subdivided in the future.
4. The location and design of *accessway*s to and within the *site*.
5. Effects on ecological and biodiversity values within the *site* and surrounding area.

Notes:

1. *Any application shall comply with information requirement rules PREC9-REQ1 and REQ2.*

2. *All relevant District-Wide and overlay subdivision provisions apply in addition to PREC9-R3.*

3. *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Whangārei District Council Engineering Standards.*

Activity Status when compliance not achieved: Non-Complying



Figure PREC9 Map 1. Lot 2 DP 350126 Ecological Corridor to be Protected

Information Requirement Rules

PREC9-REQ1 Ecological and Restoration Plans

1. Any application under rule PREC9-R3 must include an ecological report prepared by a suitably qualified and experienced ecologist which shall address the following matters:

    a. A planting plan for proposed revegetation planting which considers and identifies:

        i. The appropriateness and practicability of the proposed replanting:

            a) To be native vegetation which is sourced from the Waipu ecological district and to be appropriate for the soil, aspect, exposure and topography;

            b) To reflect the composition of former natural vegetation likely to have occupied the *site* and include appropriate native species that will enable natural processes of succession.

        ii. The ecological district of the *site*.

        iii. The characteristics of the soil (i.e. clay, silt, loam etc.).

iv. Soil drainage.

v. Topography of the area to be planted.

vi. Aspect of the area to be planted.

vii. Exposure of *site* to wind, frost, sunlight and salt spray.

viii. Presence of plant and animal pests.

ix. Any restrictions on planting, such as safety, existing access issues, and fire risk where adjacent to proposed *residential activities*.

x. The purpose of the planting in relation to the surrounding environment (including buffering, corridors, linkages).

xi. The location and extent of planting.

xii. *Site* preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control, including the removal or management of all invasive weed species.

xiii. Site planting, including species to be planted, size and spacing of plants and where they are to be planted, requirements for replacement of pest plants with appropriate native species and measures to minimise reinvasion of pest plants.

xiv. Maintenance plan of planting, including releasing plants, *fertiliser*, plant and animal pest control and mulching and replacement of plants which do not survive, and a management plan for animal and plant pest control.

b. An assessment of the effects of the potential development on the environmental protection area, including but not limited to:

i. Location and proximity of proposed *site*s and *building* platforms to the environmental protection area;

ii. Orientation of light, noise, reflective sources to minimise impact on resident fauna

iii. *Building* platforms;

iv. Access, in particular the vehicle *accessway*s through the areas to be protected and any proposed crossing design over the *stream* (e.g. bridge, culvert, ford);

v. Earthworks;

vi. Services, including *stormwater*, *wastewater*, water supply, *telecommunications* networks, and energy (electricity or gas) networks;

vii. Pets, farmed animals, pests, weeds, garden escapes and green waste dumping.

c. A plan that specifies the protection measures proposed to ensure the existing and planted *indigenous vegetation* remain protected in perpetuity, that includes how all of the following matters will be implemented prior to the Council issuing section 224(c) certificate:

   i. The establishment of secure stock exclusion.

   ii. The maintenance of plantings, and regular monitoring 6 monthly for the first 18 months and then annually to ensure 90% survivorship of planted species.

   iii. The maintenance of plantings must ensure that all invasive plant pests are eradicated from the planting *site* both at the time of planting and on an on-going basis to ensure adequate growth.

   iv. The maintenance of *indigenous vegetation* must ensure animal and plant pest control occurs.

   v. A planting hygiene protocol to be imposed while all planting is being undertaken to ensure that plant diseases e.g. myrtle rust are not brought to the *site*.

d. A fauna management plan that includes:

   i. A fish survey prepared within the 12 months prior to any works undertaken within the existing *stream*, ponds or dune *lake*s.

   ii. The methods to rescue and relocate any fish identified in the survey in accordance with the Fish Recovery and Rescue Protocols (River Lake Ltd 2018) if works are to be undertaken in the *stream* or any pond.

   iii. Identification of any indigenous taxa within the *site* and surrounding area that are listed as threatened or at risk in the NZ Threat classification system lists.

   iv. An assessment of the effects of the potential development on any identified specifies in information requirement rule PREC9-REQ1.1(d)(iii) and the methods proposed to protect the species and monitoring on-going effects after *subdivision*.

e. Any additional protection and on-going management methods including but not limited to methods of weed and pest management and measures to control cats, dogs, rabbits, rats, mustelids, possums and freshwater pests.

PREC9-REQ2 Connection to Public Reticulated Wastewater Network

1. Any application under rule PREC9-R3 must include an assessment detailing:

   a. Provision made for connections to public *reticulated wastewater* network.

   b. Information from Council as to whether sufficient capacity exists within the public *reticulated wastewater* network to service the proposed development.

c. Any upgrades and/or extensions to existing public *reticulated wastewater* infrastructure that are proposed or necessary.

d. Where insufficient capacity exists within the *reticulated wastewater* network:

   i. Upgrades proposed by the developer that are necessary to increase network capacity to accommodate the development; or

   ii. The proposed timing and staging of development to ensure that it is coordinated with any planned Long Term Plan upgrades identified by Council which will provide adequate capacity.

e. Land and infrastructure to be vested in the Council.

Vinegar Hill Road Precinct (PREC13)

Issues

The Vinegar Hill Road Precinct provides for General Residential Zone *subdivision* and land use provided that adverse effects on the adjacent transport network are managed and an appropriate *esplanade reserve* is created with physical and visual connections provided between the reserve and residential development. All relevant district-wide provisions and underlying zone provisions apply in addition to PREC13-R1 – R2.

Objectives

PREC13-O1 Transport Effects

Adverse effects on the safety and efficiency of the adjacent transport network are managed.

PREC13-O2 Esplanade Area

The recreational and ecological values along the *stream* adjacent to the Precinct are enhanced.

PREC13-O3 Urban Design

Development achieves quality urban design outcomes and connectivity with public spaces and adjoining *site*s.

Policies

PREC13-P1 Vehicle Crossings

To manage effects on the adjacent transport network by:

1. Limiting the number of new *vehicle crossings* onto Vinegar Hill Road.

2. Locating the *vehicle crossings* in appropriate locations with regard to existing and proposed intersections, *vehicle crossings* and bridges.

PREC13-P2 Esplanade Area

To provide public access to the *stream* adjacent to the Precinct and to protect ecological values within the *site* by creating an *esplanade reserve* over the Natural Open Space Zone in the Precinct.

PREC13-P3 Urban Design

To design *subdivision* and the associated transport network to achieve quality urban design outcomes and connectivity by providing:

1. Strong visual and physical connections between *public place*s in the General Residential Zone and Natural Open Space Zone within the Precinct.
2. Appropriate levels of passive surveillance over the Natural Open Space Zone within the Precinct.
3. Opportunities for transport network connectivity to adjoining Residential Zone land.

Rules

PREC13-R1 Vehicle Crossings

Activity Status: Permitted

Where:

1. The vehicle crossing complies with TRA-R5 – R6.
2. A maximum of two new *vehicle crossings* onto Vinegar Hill Road are constructed.
3. All *vehicle crossings* are located at least 150m from the bridge on Vinegar Hill Road at the southern end of the Precinct.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. Location, size and design of *vehicle crossings* and *accessway*s.
2. The safety and efficiency of the transport network for vehicles, pedestrians and cyclists.

PREC13-R2 Subdivision

Activity Status: Controlled

Where:

1. The *subdivision* is a controlled activity under SUB-R5.
2. The *subdivision* results in crossings which comply with PREC13-R1.
3. The area zoned as Natural Open Space Zone in PREC13 is proposed to be vested in the Whangarei District Council.

Matters of control:

1. The matters over which control is reserved in SUB-R5.
2. The design and location of *vehicle crossings* onto Vinegar Hill Road.
3. Vesting of reserves and open space with Whangarei District Council.

Note:

1. *All relevant District-Wide and Overlay subdivision objectives, policies and rules apply in addition to PREC13-R2.*

Activity Status when compliance is not achieved: Discretionary

Marsden Urban Expansion Precinct (PREC16)

Issues

The extent of *Residential Zones* within Marsden Point/Ruakaka, excluding the Marsden Urban Expansion Precinct, provides sufficient plan-enabled development to cater for the population growth expectations over the life of the District Plan and beyond. The existing *reticulated* infrastructure is sufficient to service that plan-enabled development. Development beyond what is reasonably expected to be realised and plan-enabled will require further infrastructure investment and upgrades to be adequately serviced. Coordination with Council's Long Term Plan will be important to ensure that funding is allocated for any necessary infrastructure.

The land within the Marsden Urban Expansion Precinct was identified in the Marsden Point-Ruakaka Structure Plan 2009 as being areas suitable for future development opportunities. The Marsden Urban Expansion Precinct acknowledges that additional urban development may be required in the medium to long term to meet housing bottom lines required by the National Policy Statement on Urban Development 2020. Additional urban development may also help to improve housing affordability and support competitive land and development markets in the Marsden Point/Ruakaka area.

While the land in the Marsden Urban Expansion Precinct has an underlying zoning of General Residential Zone, the Precinct provisions require sufficient *wastewater* capacity prior to urban

development. The provisions also require future development to be strategically planned to ensure that:

- Constraints are identified and analysed to inform more detailed design stages, including any *natural hazard* and infrastructure constraints.
- There is adequate infrastructure to support development of the land.
- Development within and between *site*s will be coordinated and integrated.
- An appropriate scale and range of amenities are provided for the expected population, including public open space areas and recreation and leisure amenities.

Land within the Precinct cannot utilise the General Residential Zone provisions prior to *subdivision*. Instead the land may be used for a range of rural activities consistent with the Rural Production Zone. Once a *site* has been subdivided under PREC16-R4 then the land use rules of the General Residential Zone apply.

Objectives

PREC16-O1 Rural Land Uses

Land is used and developed in accordance with the provisions of the Rural Production Zone prior to *subdivision*.

PREC16-O2 Future Urban Development

Future urban development is not compromised by premature *subdivision*, use or development.

PREC16-O3 Development Prior to Subdivision

Urban development on *site*s within the Marsden Future Development Precinct is avoided until *site*s have been subdivided for urban purposes.

PREC16-O4 Subdivision

Subdivision of the Marsden Future Development Precinct is integrated with infrastructure and contributes to a well-functioning urban environment.

Policies

PREC16-P1 Future Urban Development

To ensure that future urban development is not compromised by providing for land use and development which achieve the provisions of the Rural Production Zone while also achieving PREC16-P2.

PREC16-P2 Subdivision, Land Use and Development

To avoid *subdivision*, land use and development of land that may:

1. Result in *structures* and *buildings* of a scale and form that will hinder or prevent future urban development;
2. Inhibit the efficient provision of infrastructure or future reticulation of the *site*, surrounding *site*s or other Residential Zone and Business Zone *site*s in Marsden Point/Ruakaka;
3. Give rise to *reverse sensitivity* effects if urban development were to occur;
4. Undermine the form or nature of future urban development; or
5. Require significant upgrades, provisions or extension to the *wastewater*, water supply, or *stormwater* networks or other infrastructure unless:
    a. The developers propose to meet the costs of any upgrades, provisions and/or extensions which are directly attributed to measurable impacts of the *subdivision* or development; or
    b. The funding for the upgrades, provisions and/or extensions is identified in Council's Long Term Plan.

PREC16-P3 Subdivision

To accommodate future population growth in Marsden Point/Ruakaka by enabling the *subdivision* of land within the Marsden Urban Expansion Precinct where the subdivision:

1. Supports a quality compact urban form and well-functioning urban environment.
2. Is integrated with the provision of infrastructure and is well-connected along transport corridors.
3. Contributes to a range of housing types and recreational activities that are appropriate to the population within the Marsden Urban Expansion Precinct and surrounding areas.
4. Supports competitive land and development markets and assists Council in providing sufficient development capacity to address housing bottom lines.

PREC16-P4 Coordinated and Integrated Development

To ensure that *subdivision* of *site*s within the Marsden Urban Expansion Precinct enables coordinated development, and is well integrated, with surrounding *site*s and areas.

Rules

PREC16-R1 Any Activity Prior to Subdivision under PREC16-R4

Activity Status: Permitted

Where:

1. The activity is permitted under:
    a. The Rural Production Zone rules.
    b. PREC16-R2 and R3.

Note:

1. *PREC16-R1 applies to sites within the Marsden Urban Expansion Precinct until that site has been subdivided under PREC16-R4 and certificates of title have been issued for each new site.*

Activity Status when compliance not achieved, and the activity is Discretionary under the Rural Production Zone rules or PREC16-R2 and R3: Discretionary

Activity Status when compliance not achieved, and the activity is Non-Complying under the Rural Production Zone rules or PREC16-R2 and R3: Non-Complying

Activity Status when compliance not achieved, and the activity is Prohibited under the Rural Production Zone rules: Prohibited

PREC16-R2 Building and Major Structure Setbacks Prior to Subdivision under PREC16-R4

Activity Status: Permitted

Where:

1. All *buildings* and *major structures*:
    a. Are permitted under the Rural Production Zone rules.
    b. Are set back at least:
        i. 10m from all *site* boundaries.
        ii. 6m from a *right of way* or shared *accessway*.

Note:

1. *PREC16-R2 applies to sites within the Marsden Urban Expansion Precinct until that site has been subdivided under PREC16-R4 and certificates of title have been issued for each new site.*

Activity Status when compliance not achieved: Discretionary

PREC16-R3 Minor Residential Unit Prior to Subdivision under PREC16-R4

Activity Status: Permitted

Where:

1. The *minor residential unit*:
    a. Is permitted under the Rural Production Zone rules.
    b. Does not use a separate *accessway* from the associated *principal residential unit*.

Note:

1. *PREC16-R3 applies to sites within the Marsden Urban Expansion Precinct until that site has been subdivided under PREC16-R4 and certificates of title have been issued for each new site.*

Activity Status when compliance not achieved: Non-Complying

PREC16-R4 Subdivision

Activity Status: Discretionary

Where:

1. The *subdivision* is of a *site* that existed on 11 August 2021.
2. The *subdivision* complies with SUB-R5.
3. The maximum *net site area* is 800m^2, excluding any *site* for *accessway*s, roads, utilities and reserves.
4. The maximum treatment and disposal capacity of the Ruakaka Wastewater Treatment Plant is at least 6,000m3 per *day*.

Note:

1. *Any application shall comply with information requirement rules PREC16-REQ1 – REQ3.*

Activity Status when compliance not achieved: Non-Complying

Information Requirement Rules

PREC16-REQ1 Spatial Planning Assessment

1. Any application under rule PREC16-R4 must include a spatial planning assessment, including but not limited to an assessment of:

    a. The current Housing and Business Development Capacity Assessment prepared by Council and any subsequent changes in demand and capacity.

    b. The phases and timing for the staged release of greenfield land to a more intensive activity for urban development in coordination with infrastructure.

    c. The appropriateness of the location, type and form of the proposed precinct urban edge in relation to the surrounding area and how transitions between the area to be urbanised and other areas with different activities, *building* types and densities or levels of intensity are to be managed.

    d. The linkages and integration with land adjoining the *site*.

    e. How the proposal will contribute to a well-functioning urban environment in accordance with the National Policy Statement on Development Capacity, including details of all of the following:

PREC16-REQ2 Connection to Public Reticulated Wastewater Network

1. Any application under rule PREC16-R4 must include an assessment detailing:

    a. Provision made for connections to public *reticulated wastewater* network.

    b. Information from Council as to whether sufficient capacity exists within the public *reticulated wastewater* network to service the proposed development.

    c. Any upgrades and/or extensions to existing public *reticulated wastewater* infrastructure that are proposed or necessary.

    d. Where insufficient capacity exists within the *reticulated wastewater* network:

        i. Upgrades proposed by the developer that are necessary to increase network capacity to accommodate the development; or

        ii. The proposed timing and staging of development to ensure that it is coordinated with any planned Long Term Plan upgrades identified by Council which will provide adequate capacity.

    e. Land and infrastructure to be vested in the Council.

PREC16-REQ3 Urban Design and Density

1. All applications for resource consent pursuant to PREC16-R4 shall include an urban design assessment prepared by a suitably qualified and experienced professional which details:

    a. An analysis of the *site* in relation to its context, including:

        i. The key characteristics of the local area, including the character and scale of surrounding development including any cultural relationships or historic heritage features and clearly recording any matters which particularly contribute to the character of the area, or that detract from the area.

        ii. The landform and topography of the *site* and surrounding environment.

        iii. The ecology and habitat of the *site* and surrounding environment.

        iv. Access to public and active *transport infrastructure*.

    b. An assessment of how the proposal contributes to the planned suburban environment of the area and is consistent with best practice urban design, including:

        i. Effects on the character of the area and neighbourhood, residential amenity and pedestrian and vehicular movements.

        ii. The relationship of the proposed development to *public place*s and how the proposal responds to any issues or characteristics identified in the site analysis.

        iii. Any proposed measures to avoid or mitigate adverse effects on adjacent *public place*s and residential *site*s.

        iv. Any proposed measures to incorporate Māori design elements.

        v. Any proposed measures to facilitate active and public transport.

    c. Any consultation undertaken as part of any pre-application meetings with Council and any mitigation measures that were recommended by Council.

    d. Any consultation undertaken with *mana whenua* and a summary of the results of that consultation.

Note:

1. *Acceptable means of compliance and best practice urban design guidance is contained within Whangārei District Council's Urban Design Guidelines.*