

PART 17 RURAL AND COASTAL OBJECTIVES, POLICIES AND METHODS

INTRODUCTION – RURAL AND COASTAL GROWTH AND SUSTAINABLE MANAGEMENT STRATEGY

Part 17 contains the objectives and policies for the rural and coastal areas and villages of the District. These respond to the issues described in Part 16 and the strategic approach outlined in Part 3.

The Plan recognises the natural and physical environmental values and attributes of the District as well as the need to manage growth and address the sometimes conflicting outcomes that such growth imposes on this environment. This includes impacts on rural and coastal character and amenity. There is also a need to recognise the importance of activities that rely on these resources and their contribution to the well being of the District and region and the potential for those activities to be curtailed or restricted by residential and other sensitive activities occurring in inappropriate locations.

The Plan therefore recognises the role of the wider rural and coastal areas and resources, in particular versatile land, in sustaining the physical as well as the natural and ecological environment.

Opportunity is created to undertake a range of rural activities that rely on these resources and to address conflicts that may arise in accommodating residential growth within this wider rural area. In addition, protection of the natural environment is recognised (Refer Part 5) including effects on significant indigenous vegetation and habitats.

A policy and management distinction is made between the wider rural and coastal areas and villages. This differentiates the management of growth and activities in the rural context (Rural and Coastal Zones and the Rural Countryside Living Zone) from the management of villages, which have a more urban character (Village Zone and their associated growth areas). The strategic approach is outlined in Part 3.

The objectives and policies are implemented through the creation of the following zones and overlays:

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| <ul style="list-style-type: none"> • Rural Zone • Coastal Zone • Rural Countryside Living Zone • Rural Environmental Enhancement Area overlay | } | Rural and Coastal areas and context |
| <ul style="list-style-type: none"> • Village Zone/Village Growth Area | } | Urban Village context |

Each Zone, Village Growth Area and Village Overlay Area has a separate set of rules and assessment criteria to achieve the desired objectives and policies.

An Environmental Enhancement Overlay Area is applied to the northern part of the District. This determines the extent to which Rural Environmental Enhancement Management Lot provisions apply.

Village growth issues are addressed by specific objectives, policies and methods which include the identification of Village Growth Areas to guide development and subdivision. Village Overlay Plans apply to some villages and Concept Plans to others. In some cases unique individual village methods apply. Village Overlay Plans and Concept Plans will specify matters to be addressed in the consenting process.

The approach is to adopt integrated principles that take into account environmental sustainability and management of rural and coastal development. An integrated approach to 'Environmental Sustainability' therefore relates to both managing environmental effects of activities and the broader effects of growth across the District. This includes a focus on accommodating the majority of growth (other than that provided by the District's main towns – refer Part 19) within villages, rather than being dispersed across the rural and coastal areas.

In addition, the rural and coastal parts of the District have specific areas of distinct character and diversity. This diversity is recognised through adoption of a Management Area approach that defines the particular nature of these areas and provides distinct objectives and policies that will guide the decision making process.

Part 17 is structured as follows:

- Part 17A** Rural and Coastal Resource Management Strategic Objectives
- Part 17B** Growth Management of the Villages
- Part 17C** Rural and Coastal Zones
 - 17C.1 Rural and Coastal Growth – Countryside Living, Latent Potential and Environmental Enhancement
 - 17C.2 Key Rural – Coastal Zone Objectives and Policies
 - 17C.3 Managing Conflicts and Amenities in Rural and Coastal Areas
- Part 17D** Rural Countryside Living Zone
- Part 17E** Management Areas

The objectives and policies specified in Parts 17A, 17B, 17C and 17D are aimed at fulfilling a strategy that addresses both environmental sustainability and the demand for more growth.

In addition to the broader objectives and policies in 17A, 17B, 17C and 17D, Part 17E specifies objectives and policies for each of the nine Management Areas. It provides specific guidance to achieve environmental outcomes for the different parts of rural and coastal areas, and with the rural and coastal objectives sets out the overriding District resource management strategy. The Management Areas provide an overarching planning structure through which the District's resources can be sustainably managed.

PART 17A RURAL AND COASTAL RESOURCE MANAGEMENT STRATEGIC OBJECTIVES
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The Franklin District Plan identifies 13 key objectives to support the rural and coastal resource management strategy the sustainability of the natural and physical environment and the management of growth in the rural and coastal areas.

These objectives apply across all rural and coastal areas and villages, and are the umbrella under which all activities are to be assessed, irrespective of particular management areas and are to be considered in terms of the wider growth management and environmental quality goals anticipated.

Individual objectives are not to be considered in isolation from one another and there is no hierarchy.

The above strategy also needs to be read in conjunction with the objectives, policies and methods for specific activities set out in Part 21 where such activities are likely to be undertaken in rural and coastal areas.

STRATEGIC RURAL AND COASTAL AREAS AND VILLAGES OBJECTIVES

Objectives for Sustainability of the Natural and Physical Environment:

1. To recognise and provide for enhancement of those landscape values that contribute to the sense of enjoyment and appreciation of living in rural and coastal areas.
2. To maintain and enhance the quality and quantity of water resources.
3. To preserve and enhance remaining indigenous ecological resources and enhance their contribution to biodiversity, landscape and amenity values.
4. To protect natural character, outstanding landscape features and values.
5. To recognise and provide for the life supporting capacity of versatile land and its contribution to the economic and social well being of the District.
6. To protect and preserve the taonga of Tangata Whenua.
7. To enhance opportunities to utilise the productive potential of natural resources in an environmentally sustainable manner.

Objectives for Rural Growth Management:

8. To promote the safe, efficient use, development and protection of physical resources, including roads, water supplies and sewage schemes and other infrastructure.
9. To manage growth in the District through a preference towards the majority of growth being within villages and some growth opportunities in a directed and identified rural countryside living zone and a rural environmental enhancement overlay area, which together avoid the inappropriate and wide dispersal of lots throughout the rural and coastal areas of the District.
10. To provide for sustainable growth in appropriate villages through zoning, structure planning and/or concept planning and appropriate subdivision and land use controls.
11. To provide limited and directed opportunities for living in rural and coastal areas through the rural growth management hierarchy:
 - a) Predominantly within:
 - i. the dedicated rural countryside living zone and
 - ii. the identified rural environmental enhancement overlay area; and

- b) Outside of the areas identified in a) above, more limited and small-scale opportunities for subdivision where significant environmental benefits are gained through the protection, enhancement, and/or restoration of the natural, physical and cultural environment, and where adverse effects on rural character and amenity are avoided, remedied or mitigated.
12. To provide directed opportunities for living in the rural and coastal zones by avoiding adverse effects on the productive use of versatile land and mineral resources, through a rural environmental enhancement overlay, adjustment of lot boundaries and Transferable Rural Lot Rights.
 13. To manage rural land use conflicts that balance the expectations of new residents with the need to recognise and protect existing rural activities and their typical effects and characteristics to ensure conflicts and reverse sensitivity issues are avoided, remedied or mitigated.

PART 17B GROWTH MANAGEMENT OF THE VILLAGES

17B.1 VILLAGE ISSUES AND STRATEGIES

There are a variety of forms of villages throughout the District. While they have common elements, they also present different opportunities and constraints for growth. Some are fully serviced and others need new services or may remain unserviced because of their scale. Some are in areas of low quality land, while many are surrounded by versatile land. Some villages have a nucleus of community facilities such as halls, recreation grounds and commercial services and some do not. Those on the coast have an additional set of environmental issues such as erosion and inundation, protection of the natural character of the coast, and keeping effluent out of coastal waters.

While those villages outside the key villages are small in scale, they are recognised as urban style villages, because they generally have a more urban form, character and function, than the surrounding rural and coastal zones. Many comprise small sites in relatively clustered patterns (typically sites less than 1000m² in area). In terms of growth management a distinction is therefore made between the villages which provide an urban type or form of development and capacity for growth and the wider rural and coastal areas which provide for growth in a different context.

The villages are an important component of the Franklin District Growth Strategy 2007. They provide a means of ensuring capacity in rural and coastal areas and provide the principal means of accommodating the majority of future growth outside the main towns and serviced villages. They can also accommodate growth as an alternative to a proliferation of subdivision in the wider rural and coastal areas, with the exception of the identified area for rural countryside living at Runciman. In the coastal villages on the Awhitu and to a lesser extent the villages on the Kaiaua Coast, demand is evident for holiday type accommodation. These villages provide a means of meeting this demand and fulfilling expected capacity while reducing demand in the wider rural and coastal areas. There is therefore a need to increase capacity in the villages within relevant environmental constraints.

An emphasis is therefore placed upon delivering capacity in the villages so they provide a sustainable approach to growth management. Specific villages, identified for expansion through Structure Plan or Village Growth Area requirements, allow for more intensive residential development where servicing is addressed. The majority of villages are not serviced in terms of water and wastewater (and are unlikely to be serviced within the next decade or longer). There are appropriate means available through self-servicing lots and future growth methods that can add to village capacity. Areas for large lot self-servicing development are identified in appropriate locations. Integrated development, environmental management and protection of character are achieved through the implementation of Village Growth Areas, Village Overlay Plans or Concept Plans.

These opportunities must be managed sustainably in terms of safeguarding the rural resources and ecosystems of the District, protecting the coastal environment from inappropriate development and assessing the degree to which each village can accommodate growth without adverse environmental effects.

The Plan provides for growth in the Village Zone through a number of techniques which are applicable to the scale and form of expansion, i.e. Structure Plan, Village Growth Area, Village Overlay Plan, or Concept Plan. A Structure Plan is required for those villages that will develop to become key villages (e.g. Clarks Beach/Glenbrook Beach). Both the Structure Plan or Village Growth Area identification give broader direction for development and a means of addressing key environmental effects and protection of environmental values, including character. Individual Village Overlay Plans, Concept Plans and assessment criteria provide the necessary detail to ensure that any development at a large-lot, self-servicing level fulfils the objectives and policies.

In the northern part of the District, closer to metropolitan Auckland, between Waiau Pa and Drury, there is an absence of existing villages to accommodate expected future demand that is likely to occur. Around Te Hihi, Karaka and Karaka South, in the 1970's to 1990's, a large number of vacant lots were created. While a number of these have been taken up, a number remain vacant and can be

developed as of right. A concern is that the full use of such lots for residential purposes will further adversely impact upon the character and amenity of the area. The strategic growth approach focuses on villages to provide for an increased level of growth as opposed to the wider rural areas. Pressure may increase in the wider rural land for further subdivision or to use the existing latent capacity. It is therefore appropriate to provide for a village form of growth, at an appropriate scale, to avoid demand for rural lots within this area. Te Hihi, Karaka and Karaka South contain a level of existing facilities and infrastructure that can be built upon as a focus for new villages. They are also at a sufficient distance from the Metropolitan Urban Limit, from each other and from other villages to retain a distinct nodal form.

In addition, the rural and coastal parts of the District have areas of distinct character and diversity. It is important that the characteristics that make these areas distinctive are maintained, enhanced and protected. The extent to which villages shall be allowed to grow must be consistent with the objectives and policies of the Management Area in which the village is located.

17B.2 VILLAGE GROWTH OBJECTIVES
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1. To manage the growth and development of selected villages to provide appropriate capacity in those villages to accommodate growth without significant adverse environmental effects.
2. To manage town and village growth as follows:
 - Accommodate the majority of growth within the three main towns (Pukekohe, Waiuku and Tuakau) and identified key villages (Clarks Beach/Glenbrook Beach, Kingseat, Pokeno, Buckland, Patumahoe), through consolidation and expansion where appropriate.
 - Provide for additional growth outside the main towns and key villages within the District's other existing villages, through managed and integrated expansion.
 - Provide for the development of villages around the existing nodes at Karaka, Te Hihi and Karaka South where there is high residential demand and where existing village capacity is limited.
3. To protect the coastal and rural environment from inappropriate subdivision and development.
4. To recognise the significance of Clarks/Waiuku/Glenbrook Beach, Kingseat and Patumahoe in the context of the District's growth management.
5. To recognise the Plan's objectives for safeguarding the rural resources and life supporting capacity of ecosystems of the District.
6. To safeguard the amenity values of the villages.
7. To protect the villages from the adverse effects of business activities.
8. To provide in selected locations opportunities for large lot living in association with existing villages.
9. To create a rural village at Karaka with a high level of amenity achieved by a development pattern that:
 - i. Connects the village to the rural environment and to the Karaka Sportsground;
 - ii. Maintains and enhances trees within the public realm and where possible on private land;
 - iii. Provides an interconnected rural village-styled road design;
 - iv. Facilitates a slow speed roading environment particularly in the village centre;
 - v. Includes the provision of a range of quality residential living opportunities serviced by a reticulated wastewater treatment and disposal system; and
 - vi. Includes a commercial and community centre that provides a focal point to the village.

17B.3	VILLAGE POLICIES
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17B.3.1 VILLAGE GROWTH POLICIES

1. Identify Structure Plan areas to provide for expansion in key selected villages that generally:
 - a) Have established services or community centres.
 - b) Can accommodate growth without creating significant adverse environmental effects.
 - c) Are generally located away from the coast (noting the exception of Clarks Beach).
 - d) Are readily accessible to arterial and collector roads and are central to the community they service.
 - e) Do not necessitate extensive roading upgrade.
 - f) Maintain and enhance the existing level of infrastructure.
 - g) Are readily accessible to urban centres or the state highway network.

2. Provide for the managed growth of, Clarks Beach / Waiau Beach / Glenbrook Beach, Kingseat and Patumahoe through structure planning that:
 - a) Builds on existing activity and infrastructure.
 - b) Relieves pressure on other villages where the adverse effects cannot be avoided, remedied or mitigated.
 - c) Is of a scale that provides opportunities for integrated design.
 - d) Is located in areas of high demand that can accommodate expected regional growth.

3. Identify village growth areas within villages that provide village capacity and where adverse effects are addressed through the application of overlay plans and/or concept plans as appropriate and to maintain and enhance the village character, amenity, community facilities and improvements to infrastructure.

4. Apply measures to ensure the rural resources and life supporting capacity of ecosystems of the District are safeguarded.

5. Enable the growth of villages around the existing nodes at Karaka, Te Hihi and Karaka South where integrated outcomes can be achieved.

6. Ensure that appropriate private or public services (wastewater disposal, water supply and stormwater disposal) are provided and maintained in a sustainable manner by controlling the level of intensity of development and its effects.

7. Identify areas that are only suitable for larger lot development (Village Growth Areas A and B) and no further intensification, to ensure the character and natural environment are maintained.

17B.3.2 VILLAGE AMENITY POLICIES

1. Subdivision and development should acknowledge, address and implement features identified on a Village Overlay Plan or Concept Plan.
2. Subdivision and development should provide for larger lot densities within the Village Growth Areas A and B and avoid intensification in these locations.
3. Provide opportunities for smaller self servicing lots (Village Growth Area D) and future intensification and servicing restricted to identified villages (Village Growth Area C) and structure plan areas.
4. Lots and buildings should be of an appropriate size and dimension to provide sufficient space to achieve useable outdoor living areas, provide for the development of a dwelling house, and where self-servicing, provide for onsite wastewater disposal.
5. Buildings (not subdivision) should:
 - i. Be of a height typically up to 2 storey;
 - ii. Maintain an open appearance by limiting the total area of the site covered by buildings
 - iii. Provide usable open-space around buildings;
 - iv. Not unduly overshadow or visually dominate adjoining properties.
6. The layout of development on sites should provide an open space area between the road and the building.
7. On-site car parking (either covered or uncovered) shall be provided that:
 - i. Is sited and designed to avoid the need for reverse manoeuvring onto the street.
 - ii. Is sufficient to cater for the typical needs of residents, while street parking should be provided and maintained to cater for the needs of visitors.
8. Any outdoor lighting in residential areas should be designed and located so as not to cause loss of amenity to neighbouring residents.
9. Noise should be managed to provide for an appropriate level of residential amenity.
10. Accommodate non-residential activities in the village that support the social and cultural wellbeing of residents of the village and surrounding rural community provided that adverse effects, including from the scale of buildings, the intensity of activities and their hours of operation, noise, odour, signs and traffic movements, are avoided, remedied or mitigated.
11. Activities that would generate significant traffic effects in terms of the weight of vehicles or the numbers, frequency, or timing of trips, should locate on main roads and not on sites where traffic will be drawn into or through quieter residential areas. Non-residential activities, other than home occupations should generally be avoided from no exit or cul-de-sac streets.
12. Limit "business" activities in the Village Zone to:
 - i. Those carried out in conjunction with and remaining subordinate to residential activities;
 - ii. Those of a temporary nature;

- iii. Those offering services related to the daily convenience and health and welfare of residents of the Village Zone and which can operate from existing houses or buildings of typical residential design; and to
 - iv. Sites where business activities have been well established by way of former zonings or consents and where changes of use can occur without perpetuating or introducing any adverse effects arising from vehicle manoeuvring, traffic flows, odour, visual incompatibility, or unsightly storage or signage.
13. Limit the number, size, position and height of signage in residential areas and avoid illumination to maintain the residential amenity of the village.
14. Preserve and conserve the landforms, habitats, places, objects, trees, structures or other features that add to the character, diversity and appeal of residential areas.

17B.3.3 VILLAGE BUSINESS ZONE POLICIES

1. Activities and development in the Village Business Zone should:
- i. Avoid, remedy or mitigate adverse effects on adjoining residential areas in a village;
 - ii. Serve the needs of residents of the village and the wider rural community it is located within;
 - iii. Be of a scale, form, and include activities and hours of operation that are consistent with surrounding residential areas in a village;
 - iv. Accommodate most associated parking and loading requirements on-site, with some allowance for on-street parking where this opportunity is available on the road and adverse traffic effects can be appropriately managed;
 - v. Limit the scale, illumination and number of signs to maintain the amenity of the area and be compatible with village amenity; and
 - vi. utilise outdoor lighting which is designed and located so as not to cause loss of amenity to adjoining residential properties.

17B.3.4 VILLAGE POLICIES FOR SPECIFIC VILLAGES

1. In Village Growth Area D (Wattle Bay), provide limited subdivision and development opportunities that recognise the character and amenity of the village, the geotechnical limitations of the site, provides enhancements to the watercourse, and maintains a low density village form.
2. In Big Bay village, provide subdivision and development opportunities that:
- i. Achieve lot sizes appropriate to the village's amenity and character;
 - ii. Ensure a lower density large lot edge to the village;
 - iii. Maintain long term limits to growth and a contained village form and avoids inappropriate development in visually prominent locations including the Mako Point headland and Special Character Area;
 - iv. Include amenity and ecological enhancement plantings and protect these plantings and existing indigenous vegetation; and

- v. Vest a 20 metre esplanade reserve around the coastline of the Mako Point headland at no cost to Council.
3. In Karaka South, provide subdivision and development opportunities that:
 - i. Incorporate a connected road network that is designed to have a rural form, incorporates low impact stormwater management techniques and includes car parking and access improvements for the Karaka Primary School;
 - ii. Restrict access to Karaka Road;
 - iii. Establish in an integrated manner appropriate stormwater infrastructure for the size and scale of the village, which is based on the village catchment, and incorporates onsite low impact stormwater management techniques;
 - iv. Recognise the business activity located within the former Methodist Church, its contribution to the wellbeing of the community and provide access to this site from within the Village;
 - v. Include amenity and ecological enhancement plantings of riparian areas and protects these plantings; and
 - vi. Identifies and provides opportunities for passive recreation.
 4. In Matingarahi village, provide subdivision and development opportunities consistent with the Village Overlay Plan that:
 - i. Ensure long term limits to growth and provide for a contained village form;
 - ii. Avoid additional residential development within the adjoining Rural and Coastal Zones that are restricted development areas;
 - iii. Limits residential development to a maximum of 31 new residential lots, inclusive of three existing dwellings and the illustrated distribution of density (Village Growth Areas). Subdivision in Village Growth Area A is limited to a maximum of two lots;
 - iv. Ensures the integrated and sustainable provision of infrastructure;
 - v. Provides for a low scale village through limits to building coverage and height and encourages high quality building design;
 - vi. Are accompanied by the protection of approximately 280ha of the property's existing indigenous vegetation;
 - vii. Include approximately 10ha of amenity and ecological enhancement plantings and protect these plantings;
 - viii. Establish a Village Business Zone to provide for local services and tourism opportunities; and
 - ix. Vest the identified recreation reserve and esplanade reserve.
 5. In Karaka Village, enable subdivision and development opportunities consistent with the Village Overlay Plan that:
 - i. Provide for a compact, contained and walkable village form, with a high level of amenity;
 - ii. Provide for the establishment of a distinctive, sustainable rural community;
 - iii. Enable a range of residential living opportunities with more intensive housing located in the areas immediately adjacent to, and within the Village Business Zone;

- iv. Avoid large lot and self serviced individual lots and development to ensure the sustainable provision of infrastructure;
 - v. Provide infrastructure to support the anticipated development opportunities available in the Village in a coordinated and integrated manner, including reticulated wastewater treatment and disposal, water supply, stormwater and roading networks;
 - vi. Avoid the development of multiple small-scale wastewater treatment and disposal systems;
 - vii. Provide for integrated stormwater management utilising low impact stormwater management techniques including onsite use and soakage that are designed in a comprehensive manner and which adopt the best practicable option;
 - viii. Enhance streams and the associated riparian areas;
 - ix. Incorporate an interconnected road network that is designed to have a rural village form and character;
 - x. Provide an overall village form that facilitates the creation of a slow speed, pedestrian oriented environment by establishing pedestrian and roading connections across, Linwood Road, Dyke Road and Blackbridge Road; including connections between sites in the Village Zone and the Village Business Zone. To this end, in the Village Zone lots and development should access Linwood Road, Dyke Road and Blackbridge Road;
 - xi. Recognise the ongoing sustainability of existing businesses and encourage new business and community activities to locate within the Village;
 - xii. Incorporate existing vegetation (particularly that on Lot 1 DP 40523 and Lot 1 DP 123078 and any subsequent legal descriptions should these properties be modified), where practicable, into the design of subdivision and development.
6. Enable retail, service and community activities to establish in a local pedestrian oriented Village Business Zone at Karaka. Subdivision and development in the Karaka Village Business Zone should:
- i. Provide a local convenience shopping role for the village;
 - ii. Be designed and constructed with active building frontages and activities oriented to Linwood and Dyke Roads;
 - iii. Incorporate a Village Square that provides a focal point for the Village's community;
 - iv. Be serviced by a reticulated wastewater treatment and disposal system (refer Policy 17B.3.4.5);
 - v. Accommodate a mix of land uses including retail, commercial, service, community and residential activities.

17B.4 VILLAGE GROWTH METHODS

This section implements the policy approach to villages and their role in achieving the growth management strategy. The villages are identified as playing an important role in creating capacity and accommodating growth in an urban context. In order to provide for an appropriate and integrated form of villages and avoiding, remedying or mitigating effects, Village Zones are utilised and the following approaches are adopted.

Where growth is considered appropriate the following methods are applied and identified on planning maps:

1. Village Growth Areas
2. Structure Plan Areas (require the full preparation of a Structure Plan and Plan Change in accordance with Part 54.)

Village Growth Areas apply to selected villages. Four methods apply:

- Large Lot (1 ha)
- Minimum 2500m² lot size/ Average lot size 5000m²
- Minimum lot size 2500m² unserviced or 800m² serviced
- Minimum lot size 2500m²

Structure Plan Areas

The following villages provide for growth through a Structure Plan process:

- Clarks Beach
- Glenbrook Beach
- Waiau Beach
- Patumahoe - Approved Structure Plan area (Rule 54.9)
- Kingseat Village Zone (for intensification beyond 2500m² self servicing lots)

Overriding Objectives and Policies as contained in Parts 17B.2 and 17B.3. Methods of Implementation of Policies are specified in Part 17B.5.2 for the Clarks/Glenbrook/ Waiau Beach Structure Plan Area.

Village Growth Areas

Growth in each Village is managed through Village Growth Areas for the defined locations as set out in Table 1.

The Village Growth Area, Village Overlay Area and Concept Plan process provides mechanisms to address environmental effects, protect and enhance natural environmental values and features, character and visual amenity, access and servicing, as well as to ensure other village growth issues are avoided, remedied or mitigated.

Village Growth Areas

In addition to the Village Zone, the Village Growth Area is applied to land identified as Village Zones for growth as shown in the Planning Maps. Subdivision Methods are available on four levels for the respective villages in accordance with Table 1:

Table 1 Availability Using Village Growth Areas

Note: More than one Village Growth Area may apply to selected villages.

Village Growth Area	Village
Area A Minimum Lot Size = 1 ha	Grahams Beach Matingarahi Whakatiwai
Area B: Minimum Lot Size 2500m ² and an average lot size of 5000m ²	Kauritutahi Pokeno East Whakatiwai
Area C: Minimum Lot Size 2500m ² where un-serviced (or 800m ² where the area is fully serviced (water, sewer and stormwater))	Awhitu Bombay Buckland Hunua Karaka Mangatangi Matakawau Matingarahi Mercer Pollok Pukekawa Whakatiwai
Area D: Minimum Lot Size = 2500m ²	Big Bay Grahams Beach Karaka South Matakawau Point Matingarahi Onewhero Te Toro Waiau Pa Wattle Bay
Area E: Limited to Specified Building Areas identified on a Village Overlay Plan	Big Bay

Concept Plans

Concept Plans are required to recognise and provide for: the nature of the environment, the preservation of the landforms, the retention of particular features and character, the protection or enhancement of natural and physical features, the relationship to major infrastructure and to existing villages, as a restricted discretionary resource consent application in the following Village Growth Areas. In these villages the intention is not to foreclose on the potential for intensification and the provision of reticulated infrastructure, Concept Plans are required as a restricted discretionary resource consent application in the following Village Growth Areas:

- Te Toro
- Onewhero
- Matakawau Point
- Kingseat
- Waiau Pa

In Pokeno East (Planning Map 66A), there are no future opportunities for intensification and therefore the requirement to consider future servicing is not relevant.

Limited Growth Settlements

The following villages have not been provided with additional growth opportunities for reasons related to issues that restrict further growth, little demand for growth or there is existing capacity within these villages to accommodate growth needs:

- Glen Murray
- Kaiaua
- Orua Bay
- Otua
- Paerata
- Port Waikato
- Pukekawa
- Roseneath Road
- Waharau North
- Waharau South

17B.5	METHODS OF IMPLEMENTATION OF POLICIES
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17B.5.1 PATUMAHOE STRUCTURE PLAN AREA

Development within the Patumahoe Structure Plan Area (PSPA) shall be in accordance with Rule 54.9.

17B.5.2 CLARKS / GLENBROOK / WAI AU BEACH VILLAGE STRUCTURE PLAN AREA

Clarks Beach Structure Plan Area includes land between the settlements of Clarks Beach, Wai au Beach and Glenbrook Beach. Development opportunities are implemented through the introduction of a Structure Plan in accordance with Part 54 of the Plan.

The proposed Structure Plan will address and promote:

- a) Integrated management of new development with the existing settlement
- b) Physical linkages with existing development recognising the existing village fabric, open space, roading layout and connectivity to Clarks Beach
- c) Substantial reserve along the coastline and public access to it;
- d) Open space linkages throughout the settlement to the coastal reserve system
- e) Open space and pedestrian links to esplanade reserves, foreshore and existing open space networks
- f) Pedestrian Linkages
- g) Address utility servicing for water supply and wastewater treatment and disposal
- h) Low impact stormwater solutions
- i) Appropriate roading network at and beyond the Structure Plan Area
- j) Boulevard and varied village scale street design
- k) Provision of public recreation reserves and open space
- l) Identification and appropriate location of business land for retail services and employment to best serve the new and existing settlement
- m) Recognition and protection of landscape and natural features
- n) Interconnectivity of roading network
- o) Elements of village amenity and character through urban-village design protocol
- p) External landscape buffers to surrounding rural and coastal areas
- q) Servicing by a community reticulated water supply and wastewater disposal systems
- r) Varied residential density and lifestyle choices

17B.6	REASONS AND EXPLANATION FOR VILLAGE GROWTH OBJECTIVES AND POLICIES
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The reasons and explanation for applying Village Zones, Village Business Zone, Village Growth Areas and Structure Plan Areas are set out below describing the opportunities and constraints for growth within identified villages.

Awhitu and Kauritutahi

Refer to District Planning Map 42.

Two small villages lie on the eastern side of, and near the northern end of, the Awhitu Peninsula. These are unserviced for water supply and wastewater disposal.

Village Growth Area C is provided at Awhitu on the southern side of Colbeck Road, and at the junction of Colbeck and Kauri Roads. This provides for a limited area that could be subdivided. Lot areas would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² will require reticulated infrastructure.

At Kauritutahi, an area of Village Growth Area B has been provided, which allows for subdivision with an average size of lots no less than 5000m² in area (net) applying to the site and a minimum lot size of 2500m². On site waste water disposal is to be provided and no further subdivision is provided below the overall average lot size of 5000m² given the coastal location. No specified building area shall be located below RL 3.5 metres. Consent Notices will be registered against all new Certificates of Title to prohibit any further subdivision. SPECIFIED BUILDING AREAS shall be identified on the plan for subdivision and a consent notice registered against the title requiring all buildings to be located within SPECIFIED BUILDING AREAS.

Big Bay

Refer to District Planning Map 40 and Parts 55.5.4.1, 55.5.4.2 and 55.5.4.3.

Opportunities for village growth are limited to the existing village and the Big Bay Village Growth Areas identified on three Village Overlay Plans. Village Growth Areas in Big Bay are subject to the provisions of Village Overlay Plans in Part 55.5.4 which establish parameters for the design and layout of subdivision and development. The Village Growth Areas provide for a range of densities reflecting environmental characteristics, land capability and village form, and avoid development in visually prominent areas including the Mako Point headland and Special Character Area.

Further development opportunities beyond that provided in the Village Zone are not anticipated because of resulting adverse effects on rural character, sensitive landscapes and coastal natural character, and the need to maintain a contained village form.

Village Growth Area D provides for unserviced 2500m² lots. Village Growth Area E provides a low density edge to the village, located within existing indigenous vegetation or areas which shall be replanted in indigenous vegetation when development occurs. The density and location of development in Village Growth Area E is limited to the number of Specified Building Areas illustrated on the Village Overlay Plans.

The landowner of the coastline around Mako Point headland has offered to vest, at no cost to Council, an esplanade reserve when subdivision occurs on the site (Refer Part 55.5.4.2).

Bombay

Refer to District Planning Map 89.

Bombay is located in the midst of versatile land and the apron of land between SH1 and Barber Road is the most significant in terms of Bombay's horticultural mosaic. Above Barber Road, housing and development in the actual village are not a significant visual intrusion in the area. Although the area identified on Paparata Road and Barber Road as being suitable for further subdivision is located on LUC Class II land, the land is already subdivided into lots of about half to two hectares, and therefore the rural productivity of the land has already been compromised. In addition, due to being part of a settlement, further development of this land for rural production could give rise to land use conflicts between rural and residential occupiers.

An extension to the Bombay village to the north of Barber Road provides a logical expansion to the village structure itself. An additional area of expansion is provided on the corner of Mill and Bombay Road that provides lifestyle choice through logical village expansion.

Lot sizes would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² will require reticulated infrastructure. Growth issues to be addressed for subdivision and Structure Planning for the Bombay village include the impacts on an area of LUC Class II land that is already (in the rural context) closely subdivided. In addition, issues of water supply will need to be addressed during the subdivision consent process to require that water used for human consumption be not supplied from groundwater, in order to avoid the health risks associated with the enhanced nitrate levels known to exist in the groundwater in that location. Another issue for consideration will be the effects of the overhead power transmission lines, and residential development will be required to avoid being located close to them, and meet any relevant national guidelines or standards.

The effects on the National Grid Transmission Lines will also be considered and residential development will be required to avoid being located close to them, and meet the minimum separation distances contained within the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP; 34: 2001) or any subsequent amendment thereof.

Buckland

Refer to District Planning Map 65.

While only a short distance from the edge of Pukekohe, Buckland retains the character of a small rural village, one of its important attractions.

Two Village Growth Areas are identified that will provide for less formally engineered infrastructure, more in keeping with the village character. Lot areas would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² will be required to address servicing issues and infrastructure requirements.

Clarks Beach

Refer to District Planning Maps 47, 48 and on 95 Waiau Beach.

Clarks Beach has a long history of being identified in regional and District strategies as a centre for growth. Its natural attributes make it an attractive place to live, and access there is by District collector roading. It is an easy commuting distance to towns within the District and to South Auckland.

A Structure Plan Area has been identified at Clarks Beach with significant potential growth opportunities. The Structure Plan has not been provided with subdivision options consistent with the other or Village Zones. The Clarks Beach Village Structure Plan Area identifies Council's intention to initiate a comprehensive Structure Plan for the area and take a lead role in addressing growth issues.

Objectives and Policies are defined to give further guidance to the Structure Plan process.

The Structure Plan will need to address:

- Utility servicing for water supply and wastewater treatment and disposal;
- Roading network issues at and beyond the site;
- Impacts of development on the roading network beyond the Structure Plan area;
- Integration of the new development with the existing development;
- The provision of public recreation reserves, especially the provision of a substantial reserve along the coastline and public access to it;
- Open space linkages; and
- Amenity and village character.

Existing patterns of subdivision and development at Clarks Beach have provided minimal public access to and along the coast. This is a matter of national importance required to be provided for under the Resource Management Act 1991 and the New Zealand National Coastal Policy Statement.

New residential lots may be serviced by community reticulated water supply and wastewater disposal. Whether the latter is by extension of the existing public sewerage system, a new stand-alone system, or a combination of both, will depend upon agreement between Council, the community and landowners on the scale, the terms of the expansion and the relative costs and feasibility of both options.

The Structure Plan area extends to Waiau Beach and Glenbrook Beach and the southern part of this Structure Plan is shown on Planning Map 95.

Glen Murray

Refer to District Planning Map 83.

As at 2003, this collection of lots around the community hall has not been developed and no additional growth areas for development are provided for.

Glenbrook Beach

Refer to District Planning Map 50.

Development at Glenbrook Beach should be seen in the context of the expansion of Clarks/Waiiau Beach. These areas are linked by combined infrastructure facilities (water-wastewater). It is desirable that the expansion of these areas for residential development is subject to an integrated Structure Plan process.

Grahams Beach

Refer to District Planning Map 41 and Part 55.5.2.

The village has a significant area identified for growth including the land between Hudson Road and Grahams Beach Road. Opportunities for village growth are provided through the Village Zone and Grahams Beach Village Overlay Plan identified on Map 41. This area is subject to the provisions on a Village Overlay Plan in Part 55.5.2 which establishes parameters for the design and layout of subdivision and development, including the provision of roading connecting between Hudson Road and Grahams Beach Road, pedestrian connections and areas of riparian, indigenous vegetation and amenity enhancements. Subdivision and development is anticipated to be self-servicing and lots are anticipated to have a minimum lot size of 1 hectare in Village Growth Area A and 2500m² in Village Growth Area D, subject to on-site wastewater disposal. More intensive subdivision below 2500m² is not provided for in this zone.

Although there is some coastal erosion along the Logan Drive area, this is not expected to be an issue for the area identified for village expansion.

Hunua

Refer to District Planning Map 5A.

The village of Hunua has been provided with opportunities for growth through a Village Growth Area. Lot areas would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² will require reticulated infrastructure.

The subdivision of land within the area will need to take into account the watercourses in this area. There may be issues to be addressed concerning on-site water supply and wastewater disposal. The effects on the National Grid Transmission Lines will also be considered and residential development will be required to avoid being located close to them, and meet the minimum separation distances contained within the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP; 34: 2001) or any subsequent amendment thereof.

Kaiaua

Refer to District Planning Map 53

Kaiaua is zoned Village Zone. Further subdivision along East Coast Road is contrary to the objectives and policies of containing the spread of residential subdivision along the coast, other than at the major development centres (Clarks Beach, for example). Opportunities for expansion at Kaiaua are limited by the low-lying nature of the land, which has implications for groundwater contamination, and the potentially adverse effects of additional population pressure on the RAMSAR site for migratory birds. It is anticipated that countryside living in this locality will be provided for through Environment Lot subdivision in the immediate hinterland of the settlement.

Karaka

Refer to District Planning Map 86 and Part 55.5.7.

There is an established village node at Karaka centred on the intersection of Dyke, Blackbridge and Linwood Roads. The existing node includes a range of community and recreational facilities such as the Karaka Sportsgrounds, St Margaret's Church, as well as some retail activity.

Karaka has been identified in Objective 17B.2.2 and Policies 17B.3.1.5, 17B.3.4.5 and 17B.3.4.6 as an appropriate location for village expansion given its location, the opportunities it provides for accommodating residential growth, and the existing services, recreation and community facilities that are available.

Opportunities for village growth are provided for in an integrated manner through the Village Zone, Village Business Zone and the Karaka Village Overlay Plan identified on Map 86. The Village Overlay Plan in Part 55.5.7 establishes the parameters for the design and layout of subdivision and development, including the provision of roading and pedestrian connections, stormwater management, infrastructure, amenity and stream enhancements. The extent of village development (except for infrastructure) is limited to the area identified on the Plan.

Because the village will be serviced, the Plan anticipates that a variety of lot sizes will result, providing housing choice within the village, and a density and yield to support the services and facilities that exist now and are anticipated in the future. The District Plan anticipates that all lots will be connected to a reticulated wastewater and disposal system, with the exception of utility sites and reserves. Any system shall be designed and constructed to appropriate standards, and where managed as a private system, legal mechanism/s will ensure that the system is adequately operated, maintained and funded

in perpetuity (which includes provision for depreciation and renewals). The system requires consent as a Discretionary Activity pursuant to Rule 15.1.2.8 of the District Plan. Consents for the network and system are also required pursuant to the rules of the relevant Regional Plan.

The onsite collection and use of rainwater for potable water is encouraged to reduce dependency on reticulated potable water infrastructure and to manage stormwater. Reticulated water supply will be necessary, although dependency on this infrastructure can be reduced where onsite rainwater collection and use is implemented and maintained.

Although there will be a range of lot sizes and housing types, the overall density should not be greater than anticipated for the rural villages where servicing is provided. The District Plan provides for a minimum lot size of 800m² in Village Growth Area C for serviced lots. In the 'Residential Medium Density Overlay Area', the District Plan provides for Medium Density Housing through a land use resource consent process to a minimum lot size of 300m². Where this is applicable, development is designed to reinforce the village centre and subdivision either occurs in parallel with the land use consent process or after consent for the Medium Density Housing is granted. The Medium Density Housing provisions in Part 27B and the Design Assessment Criteria in Appendix 27B.1 apply to facilitate the range of housing types anticipated in the Village.

The District Plan Maps and Village Overlay Plan provide for a Village Business Zone. This Zone will enable the development of local retail, service and community activities to support the Village and the wider rural community. The development of the Karaka Village Business Zone is expected to occur in an integrated manner, providing a high quality amenity, effective traffic management (including vehicle speed) and enabling local pedestrian movement. The Karaka Village Business Zone is anticipated to be a mixed use environment, including residential development that complies with the relevant provisions of the District Plan.

There is an opportunity to develop Linwood, Dyke and Blackbridge Roads to provide a visually interesting and cohesive village environment. To achieve these outcomes amenity tree planting is proposed to create an avenue along these roads. In the Village Zone, speed reductions will be facilitated by subdivision and development fronting and accessing Linwood, Dyke and Blackbridge Roads with new houses and driveways. In the Village Business Zone buildings will orient to Linwood and Dyke Roads and create active street frontages.

Lot 1 DP 40523 (324 Linwood Road) and Lot 1 DP 123078 (6 Dyke Road) include a large area of landscaped gardens. Whilst very few of the trees would be considered significant (and therefore individually warrant scheduling in Part 8 of the District Plan), collectively the trees contribute to the Village's character and amenity. Development of these sites will need to occur in a manner that retains the amenity associated with the treed nature of the land.

Karaka South

Refer to District Planning Map 87 and Part 55.5.5.

Karaka South has an established node around the Karaka Primary School and the Methodist Church which has been converted to a business activity and a number of 4 hectare (and smaller) blocks within the immediate vicinity of the school that have existing dwellings.

Objective 17B.2.2 provides for the development of a village around the node at Karaka South where there is high residential demand and where existing village capacity is limited. Opportunities for village growth are provided in an integrated manner through the Village Zone and Karaka South Village Overlay Plan identified on Map 87. This area is subject to the provisions on a Village Overlay Plan in Part 55.5.5 which establishes parameters for the design and layout of subdivision and development, including the provision of roading, pedestrian connections, stormwater management and amenity enhancements. Village Growth Area D provides for unserviced 2500 m² lots.

Karaka South has existing road frontages to both Karaka Road and Blackbridge Road, however due to the existing traffic and road conditions along Karaka Road only Blackbridge Road is appropriate for any new access.

Mangatangi

Refer to District Planning Map 20A.

A Village Growth Area is identified. Lot areas would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² will require reticulated infrastructure.

Mangatawhiri

Refer to District Planning Map 90

A nucleus of village activities has grown up along State Highway 2 at this location. New Zealand Transport Agency has designated an area for a new State Highway alignment that will route traffic away from the cluster of commercial and residential activities.

Matakawau

Refer to District Planning Map 45.

This rural locality has been provided with two areas of expansion. Each is in single ownership. This area is zoned Village Zone.

The two expansion areas are provided as Village Growth Areas with subdivision to minimum lot areas which would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² requires reticulated infrastructure.

Matakawau Point

Refer to District Planning Map 46.

This coastal settlement is provided with a significant area for expansion, zoned Village Zone. Subdivision in the zone is to a minimum lot size of 2500m² with an approved Concept Plan. No further intensive subdivision below 2500m² has been provided for in this Zone.

Matingarahi

Refer to Planning Map 7 and Part 55.5.6.

A new village is planned for Matingarahi to manage growth along the Seabird Coast. This village is to be accompanied by significant environmental enhancement through the protection of approximately 280ha of indigenous vegetation on the property, and the establishment of approximately 10ha of amenity, and ecological enhancement plantings. This is to support the integrated development of the property, its environmental enhancement and assists in the management of landscape effects.

Opportunities for village growth are limited to the establishment of 31 new lots for residential purposes (including lots around three existing dwelling houses) focussed on the existing cluster of buildings and activities on a lower lying part of the property. The provisions of the Village Overlay Plan in Part 55.5.6 establish parameters for the extent and density of the village, and the design and layout of subdivision and development. The identified Village Growth Areas provide for a range of densities reflecting environmental characteristics, landscape, land capability and village form, and avoid development in visually prominent areas and the property's rural landscape backdrop.

Further development opportunities beyond that provided in the Village Zone are not provided for because of resulting adverse effects on rural character, sensitive landscapes and coastal natural character, and the need to maintain a contained village form.

Village Growth Area C provides for a maximum of 18 serviced 800m² lots (minimum size) on the basis of the establishment of reticulated infrastructure. The reticulated wastewater system and treatment plant is to be designed in an integrated and coordinated manner, which includes the provision for effluent disposal fields which may be located outside of the Village Zone. Details shall be provided and legal mechanisms put in place to ensure the on-going monitoring and maintenance of any treatment plant. Proposals would need to confirm the detail of the design and operational standards of any proposed wastewater treatment plant, along with legal mechanisms to ensure the ongoing function, monitoring and maintenance of any treatment plant.

Village Growth Area D (areas D(1), D(2), D(3)) provides for a maximum of eleven 2500m² lots (minimum size) which may be serviced or un-serviced. These are arranged in two groupings, forming the edge of the village and reflecting the constraints of the land. The area identified as D(1) provides for a total of 4 lots, with one dwelling house per lot. This area contains three existing dwelling houses and provides opportunities for the development of one additional dwelling house.

The area identified as D(2) provides for a single lot which may contain one two storey dwelling house, and this dwelling house is limited to the Specified Building Area illustrated on the Village Overlay Plan. The area identified as D(3) provides for six lots, each containing a Specified Building Area illustrated on the Village Overlay Plan.

Village Growth Area A provides two lots with a minimum size of 1ha on the seaward side of East Coast Road. Specified Building Areas are identified for each lot and areas of amenity and ecological plantings are proposed associated with these lots.

The Village Overlay Plan illustrates an area of proposed recreation reserve and esplanade reserve that will be vested with any subdivision within the Village.

An area of Village Business Zone provides local services and supports the potential for tourism on the coast.

To maintain a low scale village, the policy anticipates that buildings will be restricted in their size and height. The Village Overlay Plan ensures that the village integrates with the rural and coastal landscape, and that the character and visual effects are addressed by the application of performance standards 22D.6.14(b)(iv), 23C.2.1.1, 23C.2.1.5, assessment criteria 22D.8.4(c), and where illustrated the Specified Building Areas.

Mercer

Refer to District Planning Map 79.

This rural settlement straddles the State Highway. On the western side of the State Highway, a Business Zone is provided. This ensures that the businesses that have located there are appropriately provided for, and the development potential of the currently vacant land will continue to be available.

On the eastern side of the State Highway, a Village Growth Area is provided and also a Village Business Zone for business development with village amenity standards. Subdivision is available to a minimum lot size of 2500m². More intensive subdivision below 2500m² will require reticulated infrastructure.

The particular matters the Village Growth Area will need to address include roading and access, land stability, and servicing. These factors recognise the steepness of the land involved and the importance of ensuring that building sites and roading access to them, are stable. It is assumed that lots will be large enough to support on-site wastewater treatment and disposal and water supply collection.

The effects on the National Grid Transmission Lines will also be considered and residential development will be required to avoid being located close to them, and meet the minimum separation distances contained within the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP; 34: 2001) or any subsequent amendment thereof.

Naike

Refer to District Planning Map 93.

Lot areas would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² will require reticulated infrastructure.

Onewhero

Refer to District Planning Map 82.

This rural settlement provides rural services to the surrounding areas. A larger Village Growth Area provides opportunities for significant expansion of the settlement in the northern and eastern direction. Both areas identified for growth have been zoned Village Zone. Subdivision to 2500m² is available, subject to on-site wastewater disposal and an approved Concept Plan application as a restricted discretionary resource consent. More intensive subdivision below 2500m² will require reticulated infrastructure.

Although there are relatively few landowners involved, the size of the area identified for growth means that subdivision within these areas needs to occur within a larger context. The particular matters that need to be considered in the Concept Plan are the roading and reserve layout, and how the subdivision pattern will relate to the existing settlement. The access restriction on Hall Road included in the Plan will be continued in order to safeguard road safety in that location. Orua Bay

Refer to District Planning Map 39.

Orua Bay is situated at the northernmost end of the Awhitu Peninsula and is served by one Council road, has no business land and does not have access to public transport. Development in locations such as Orua Bay would most likely exacerbate the significant distances that commuters travel to work. The settlement is serviced by private wastewater systems and has no reticulated services, it has no community facility (such as a hall or a sports field), and no village centre. Expansion is very constrained by steep land, wet areas and access.

Otaua

Refer to District Planning Map 91.

This settlement provides rural services and some rural industry. The commercial and industrial sites have been identified as a Village Business Zone to enable the sites to be used for a range of business activities. No new areas for growth are provided for.

Paerata

Refer to District Planning Maps 56 and 57.

The village area has grown up around the Paerata dairy industry. Access to the majority of properties here is directly off State Highway 22, which is a Limited Access Highway. Providing new or increasing the intensity of use of existing access points onto the State Highway is therefore, limited. The railway line further reduces opportunities for access to new development areas. The Village Zone recognises the village character of the settlement and no new areas for expansion are provided.

Paparimu

Refer to District Planning Map 88.

A small area for growth is provided. Lot areas would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m².

The effects on the National Grid Transmission Lines will also be considered and residential development will be required to avoid being located close to them, and meet the minimum separation distances contained within the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP; 34: 2001) or any subsequent amendment thereof.

Patumahoe

Refer to District Planning Map 55.

A Structure Plan provides for growth in Patumahoe for the foreseeable future. No additional areas of expansion are provided. Refer Part 54.9.

Pokeno East

Refer to District Planning Maps 19, 66, 66A & 67

The layout of Pokeno reflects a town mapped many years ago without particular regard for topography. The original concept has been overtaken by events, in particular the construction and relocation of State Highway 1. Since the Operative District Plan in 2000, Council has undertaken a study of opportunities for redevelopment and subdivision (including the development of a preliminary structure plan "Pokeno Structure Plan 2000", which identified a number of preferred areas for growth and countryside living).

A Village Growth Area for large Lot rural living and Concept Plan is provided east of the existing Pokeno settlement and State Highway 1. Subdivision is only available where a Concept Plan has been approved in accordance with Part 22D.9.

The function of the Pokeno East Village Growth Area B is to provide for a variety of large lot living choices in a rural form and setting. The area is not suited to intensive residential village development, beyond large lot living. This is primarily because of the area's physical constraints, such as topography and landform, ecological and environmental aspects, drainage limitations, and its separation from the existing Pokeno settlement by State Highway 1.

Subdivision and development shall be required to recognise the particular environmental attributes and constraints of the area. Provisions aim to promote and enhance the natural and physical environment while providing for an appropriate form of large lot living. This approach includes methods that aim to retain character and landscape values, retain and enhance existing notable stream systems and minimise alterations to landform, ridgelines and drainage systems. Riparian and environmental enhancement is encouraged. Low impact and environmentally sensitive development methods are encouraged, including for earthworks, road design, placement of dwelling sites and managing stormwater. The Pokeno East Village Growth Area B and Concept Plan requirement provides direction to such environmental enhancement and recognition of the area's character. It requires identification of areas sensitive to the impacts of development as well as those areas more suited to development.

Accessibility and connectivity within and across the zoned area, and to State Highway 1 and existing roads is promoted, and a comprehensive provision of walkways, cycle and bridle tracks are encouraged. Recognition is also required as to the relationship to the Pokeno settlement and its development as a centre for urban growth by requiring identification of matters such as views of significant ridges, pedestrian access and walkways to the Pokeno settlement, and retention of landscape elements and character at the concept plan stage (refer 22D.9). Heritage and cultural values are addressed through considerations at concept plan stage, including those requirements currently within the District Plan.

The effects on the National Grid Transmission Lines will also be considered and residential development 'SPECIFIED BUILDING SITES' will be required to avoid being located close to them, and meet the minimum separation distances contained within the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP; 34: 2001) or any subsequent amendment thereof.

Development set backs and planting buffers are required in proximity to State Highway 1 and North Island Main Trunk Railway.

The Concept Plan shall also provide specific methods to address effects of potential drainage into the Mangatawhiri Wetland.

Pollok

Refer to District Planning Map 8A.

This small rural settlement provides for some holiday accommodation, retirement, rural servicing and recreation. Lot areas in the Village Growth Area would be determined by the area required for on-site wastewater disposal to a minimum lot size of 2500m². More intensive subdivision below 2500m² will require reticulated infrastructure.

Port Waikato

Refer to District Planning Maps 80 and 81

This settlement area has a high proportion of holiday homes and is located in an area subject to constraints from three sides: coastal erosion, river erosion and movement, and adjacent hills. It has more or less reached its full development potential on the existing site, and for this reason, expansion has not been provided for.

Pukekawa

Refer to District Planning Map 92

This small settlement provides rural services. The provision of a Village Zone creates a more consolidated nucleus to the settlement.

Roseneath Road

Refer to District Planning Map 94.

This cluster of houses at the end of Roseneath abutting the Hingaia Creek lies adjacent to an area of versatile land. Additional subdivision is only provided for through environment gain and consolidation of land holdings that improve rural productivity. Expansion of the Roseneath Road settlement by zoning more land as Village would be contrary to this strategy, therefore no additional areas of expansion are provided.

Further subdivision along the coastal margin may adversely impact on the coastal environment and there may be geo-technical difficulties for building.

Te Hihi

Refer to District Planning Map 85.

This small rural settlement provides some rural service functions with a service station, primary school, recreational reserve and a small number of residential properties. The existing small lots have been zoned Village Zone, with the service station being a Village Business Zone.

Te Hihi has been identified by Objective 17B.2.2 and Policy 17B.3.1.5 as being suitable for village nodal growth. The 'Te Hihi Village Overlay Plan Study Area' is identified on Map 85 to create certainty on the long term growth management opportunities associated with the village. To ensure that development is integrated and managed, a 'Village Overlay Plan' and subsequent plan change is required to give effect to the village nodal growth outcomes anticipated by the District Plan. A number of matters should be addressed through the development of the Village Overlay Plan and these are outlined in the policies contained in 17B.3 and the provisions of Part 55.

The 'Te Hihi Village Overlay Plan' should address and promote:

- a) Integrated management of new development with the existing village;
- b) Compact and contained village development within the 'Study Area' identified on Map 85;
- c) Physical linkages with existing development recognising the existing village fabric, open space, roading layout, connectivity and legibility;
- d) Provision of public recreation reserves and open space;
- e) Provision of pedestrian linkages;
- f) Servicing for water supply and wastewater treatment and disposal;

- g) Low impact stormwater solutions;
- h) Village scale street design and an interconnected roading network;
- i) Identification of village business land for local convenience activities and land for community facilities;
- j) Recognition and protection of landscape and natural features;
- k) Elements of village amenity and character through village design criteria;
- l) External landscape buffers to surrounding rural areas; and
- m) Varied residential density and lifestyle choices.

Te Toro

Refer to District Planning Map 49.

This locality is part of a larger pattern of an old "paper road" land subdivision. The existing settlement was recognised in the Operative District Plan 2000 along with the adjacent land on the southern side of Te Toro Road between Greenfield Road and the coastal reserve. An active boating club exists and there is a new boat launching facility at the end of Te Toro Road.

Te Toro Village area and an adjacent area contained by the peninsula is zoned Village Zone for 2500m² lot subdivision. The land is made up of Class II land however expansion of this large lot type of settlement onto this land type is justified as it provides an appropriate growth option while maintaining a level of environmental amenity and sensitivity to this coastal area. The environmental gains anticipated arise from improvement to the quality of the runoff from the land into the Coastal Marine Area, as a result of retiring the land from farming through provision of a planted riparian margin buffer to filter the runoff.

Subdivision in the Village Zone is to a minimum lot size of 2500m² with a Concept Plan.

The Concept Plan will be required to provide for a substantial public reserve in addition to the existing "paper road" along the margin of the Coastal Marine Area. Significant public access to and along this reserve will also be required. Restoration and enhancement planting will be carried out with indigenous vegetation types that are effective in filtering impurities from runoff along the coastal edge. The approximate area identified for this reserve has been shown on the planning maps.

Waharau North

Refer to District Planning Map 43

This coastal settlement is constrained by the sea on one side and the hilly topography and Regional Park on the other. Land instability is also a constraint. There is little room for expansion. If there is to be subdivision for countryside living in this area, it would occur as a result of environmental enhancement and Environmental Lot subdivision. Roading in this locality is a constraint, with the existing road being narrow and further subdivision along it likely to be adverse to road safety.

Waharau South

Refer to District Planning Map 44

Constraints in this locality are similar to Waharau North, but not as severe. The constraints imposed by the road are similar. The land around Pukekereru Lane has been included in the Coastal Zone, while the rural land beyond is in the Rural Zone. This reflects the coastal characteristics of the landscape including the vulnerability of the lower parts to coastal flooding. Expansion along the road is

not provided in order to avoid further sprawl of development along the coast, and thus avoid conflict with national directives in the Resource Management Act 1991 and National Coastal Policy Statement.

If there is to be subdivision for countryside living in this area, it would occur as a result of environmental enhancement, environmental lot subdivision or title relocation. Rooding in this locality is a constraint, with the existing road being narrow and further subdivision along it likely to be adverse to road safety.

Waiau Pa

Refer to District Planning Map 84.

This settlement provides both a rural service function, and a countryside base for those who commute to work at other towns and cities. Further land for settlement expansion is identified. A Village Zone has been provided. Subdivision to 2500m² is available, subject to a Concept Plan. More intensive subdivision below 2500m² will require a Structure Plan.

A Concept Plan would be required to address the form of subdivision, and the particular matters it must address are utility servicing for water supply and wastewater disposal, roading and access, provision of public reserves, and how the new development will integrate with the existing settlement.

The existing road network defines the area identified for expansion. Although part of the land within the Village Zone is identified on the LUC maps as Class II, a significant proportion of it is not within Classes I to III. Limitations of the LUC maps are set out in the section on soils, and it is unlikely that the boundary between the Class II land within the Village Growth Area and the land outside Classes I to III is exact. The pattern of subdivision into small rural lots that are, with one exception, used principally for countryside living, means their rural productivity has already largely been compromised.

Waiau Beach

Refer to District Planning Map 95.

This settlement is at the end of Wharf Road and lies adjacent to Clarks Beach.

Development at Waiau Beach should be seen in the context of the expansion of Clarks Beach. The planning map reflects this, and includes the area between Waiau Beach and Clarks Beach in the area subject to the need for a Structure Plan Area, and approval of a Structure Plan prior to further subdivision. The Clarks Beach Special Village Structure Plan area identifies Council's intention to initiate a comprehensive Structure Plan for the area and take a lead role in addressing growth issues.

The particular matters required to be addressed in the Structure Plan are the same as for Clarks Beach: utility servicing for water supply and wastewater disposal, roading, integration of the new development with the existing development, and provision of public recreation reserves especially the provision of a substantial reserve along the coastline and public access to it.

It is anticipated that new residential lots will be serviced by community reticulated water supply and wastewater treatment and disposal. Whether the latter is by extension of the existing public sewerage system, a new stand-alone system, or a combination of both, will depend upon agreement with Council on the scale, the terms of the expansion and the relative costs and feasibility of both options.

Wattle Bay

Refer to District Planning Map 1A and Part 55.5.3.

This small bay retains its strongly natural character for three reasons: the development area (zoned Village) is set well back from the beach, the beach is largely unmodified and there are headlands at both ends of the bay. If development is kept off highly visible landforms, the locality is able to absorb some limited further development without detracting from the natural coastal character. The area

between the existing group of houses and the beach is identified as suitable for development and is limited to 12 lots for residential dwellings with a minimum lot size of 2500m². A Village Overlay Plan manages the layout of development on this Village zoned site. No further intensive subdivision below 2500m² or that generates more than 12 lots for residential dwellings is contemplated in this zone.

Whakatiwai

Refer to District Planning Map 52 and Part 55.5.1.

Whakatiwai lies against the Firth of Thames, and room for growth is limited.

The low-lying nature of the land and existing known flooding and inundation of the area surrounding Whakatiwai has implications for methods of wastewater treatment and disposal as well as implications for stormwater disposal.

Opportunities for village growth are currently limited to the existing village and the Whakatiwai Village Growth Areas within the area of a Village Overlay Plan. This area is subject to the provisions of a Village Overlay Plan in Part 55.5.1 which establishes parameters for the design and layout of subdivision and development, including the provision of roading and an extension to an adjoining reserve. The Village Growth Areas provide for a range of densities reflecting environmental characteristics and village form.

Village Growth Area C provides for unserviced 2500m² lots and serviced lots where reticulated infrastructure is available to 800m². Village Growth Area B allows for a minimum average subdivision density of 1 lot per 5000m² applying to the site and a minimum lot size of 2500m². It provides a low density large lot edge adjoining the flood plain of the Whakatiwai Stream and the western extent of the Whakatiwai Village, providing a long term edge for the village with the adjoining Coastal Zone. Village Growth Area A allows for the establishment of one lot around the existing house which is located on a knoll that is a site of waahi tapu, and therefore no further subdivision below 1 hectare is anticipated.

The extent of development within the Village Overlay Plan area is to be determined through hydraulic analysis and modelling, and subdivision and development should identify the extent of flood risk protection measures, setbacks, riparian planting and erosion control, minimum floor levels and building line restrictions.

PART 17C RURAL AND COASTAL ZONES

17C.1 RURAL AND COASTAL GROWTH - COUNTRYSIDE LIVING, LATENT POTENTIAL AND ENVIRONMENTAL ENHANCEMENT

Patterns of countryside living across the District area have resulted from the creation of new lots and the realisation of latent capacity. Many of these lots were historically created through previous plan provisions, the majority for horticultural activities between the 1970s and 1990s as well as those created under previous conservation lot and general purpose lot provisions. It is evident that by far the greatest demand for the construction of new rural dwellings is within the northern area of the District, which is influenced by its proximity to Auckland.

Rural growth is relatively low outside the northern area. In the last two decades some 50% of the District's growth was accommodated on rural zoned land through the take up of latent capacity. This has occurred in an ad hoc fashion with little regard for environmental effects or existing settlement patterns.

Given the high demand in the northern sector, it is likely that without alternative options to existing vacant lots, there is a strong possibility that existing vacant lots will continue to be used. These lots are dispersed across the area with little regard as to location or cumulative effects. Such development has already adversely affected the rural character and amenity of the area and impact on the ongoing functioning of rural activities in this location. If all existing vacant lots were fully used, this could have significant effects upon the rural and coastal character in the area as well on the accessibility to versatile land. Encouragement needs to be given to a rationalisation of such lots and their redistribution to locations where effects can be better addressed.

It is also recognised that there has also been limited success in gaining significant environmental enhancement from incentives for rural subdivision based around enhancement or conservation lots. Such lots have added to a wide dispersal of countryside living lots while only partially addressing threats to indigenous vegetation and habitats. The northern area is deficient in indigenous vegetation. This is also an area where significant degradation to both indigenous vegetation and riparian margins has occurred. It is in this area where the need for enhancement is greatest.

There is therefore a need to provide for directed but limited levels of growth within the rural and coastal area. This should only occur where there is a clear significant environmental gain and where such provision is managed in an integrated manner while avoiding, remedying or mitigating adverse effects. It should not undermine the role of villages or the hierarchical approach to growth management in the District. In addition the impacts of the development of vacant lots through redistribution, needs to be addressed in conjunction with such a provision.

In the Rural and Coastal Areas a three fold approach is taken to providing for a limited but directed level of countryside living.

1. Rural Countryside Living Zone

The identification of a dedicated Rural Countryside Living Zone in the vicinity of Runciman. This area is considered appropriate given its location and accessibility to Pukekohe and major transport networks (the main state highway systems and railway). Development is required to be undertaken in a comprehensive and integrated manner recognising environmental values and character. The purpose is to provide a rural countryside living opportunity where demand is high. The Rural Countryside Living zone will also act as a substitute to the use of existing dispersed latent capacity across the District. Refer to Part 17D for the objectives and policies of the Rural Countryside Living Zone.

2. Environmental Enhancement Management Overlay Area

In the northern sector of the district an Environmental Enhancement Overlay Area is identified on the planning maps. Within this area a limited countryside living opportunity is provided where demand is evident, through incentives where significant environmental enhancement occurs, where the hierarchical approach to growth management is reinforced, and where existing lots are better directed and dispersal is avoided. Within this area a number of methods apply, including the provision of incentive lots for environmental enhancement, protection and restoration measures for existing indigenous bush, wetland and riparian vegetation and habitats, restoration planting, encouragement for the transfer of existing vacant lots into larger farm units to reduce the adverse effects of dispersal of such vacant lots. All such lots shall be at a scale and form and on rural lots that can absorb such adverse effects while maintaining and enhancing the overall rural character and amenity.

3. Rural and Coastal Areas outside Environmental Enhancement Management Overlay Area

Outside the Rural Countryside Living Zone and the Environmental Enhancement Management Overlay Area provision is made for very limited and small scale opportunity for subdivision where there is significant environmental enhancement. This approach should not undermine the hierarchical approach to growth management. This approach recognises that the predominant growth within the rural areas shall occur within the Rural Countryside Living Zone and the Environmental Enhancement Management Overlay Area.

Transfer of Lots

The transfer of lots is provided for outside the Environmental Enhancement Overlay Area to any Management Area except into the Coastal Management Areas and Hunua Forestlands Management Area or into the Environmental Enhancement Overlay Area. This is to avoid a proliferation of lots into these areas but allow a degree of flexibility for transfer elsewhere.

Intensive Rural Activity Lots

'Intensive rural activity lots' accommodate existing and well-established intensive rural activities where these are of a viable, sustainable and permanent nature and it is appropriate for these to be subdivided from other rural activities on the site. Intensive rural activities include GREENHOUSES, PACKHOUSES, PACKING SHEDS (where these are viable economic units and achieve the assessment criteria in 22B.10.B), INTENSIVE FARMING, POULTRY HATCHERIES or Commercial Orchard activities.

The purpose of the policies and associated methods is to provide some opportunities for subdivision where there is significant capital investment, particularly in buildings and the intensive rural activity will continue to be commercially viable and sustainable in the long-term following its separation from other rural activities on the site. The approach acknowledges that some intensive rural activities do not need to be held on the same certificate of title as other rural activities, and that there may be circumstances where subdivision enables more significant opportunities for economic wellbeing and the efficient and effective operation of the activity. A number of commercial reasons could necessitate subdivision including the desire to sell or lease the business rather than having no other option but to dispose of the entire property, or the need to invest more capital in the operation. These needs are acknowledged in the Franklin Rural Economic Strategy 2010 which recognises the significant contribution that intensive rural activities make to rural production and the rural economy.

Any existing or potential dwelling house shall be directly associated with the intensive rural activity and not undermine the primary purpose of the intensive rural activity lot. It is desirable that the size and configuration of the balance lot easily accommodates rural activities and shall not be limited to residential or countryside living purposes. The use of lots primarily for residential activities would undermine rural character, rural production and the rural growth strategy outlined in Parts 3, 16 and 17A of the Plan.

Intensive rural activity lots shall not be used for the subdivision of less intensive rural activities such as field cropping activities. Any consideration of Commercial Orchard activities will only be on the basis that long term viability of the commercially scaled operation is maintained, avoiding the subdivision of a viable operation into smaller orchards that are not viable and which ultimately result in the decline of the investment in the intensive rural activity.

The provisions require applicants to provide documentation of the nature of the activity to ensure that it is viable and sustainable in the long-term, that it involves significant capital investment in buildings, structures and/or infrastructure and that adequate land and resources are available for its operation and potential expansion. The provisions also require applicants to demonstrate positive effects resulting from the subdivision as this is the basis for this policy and rule being included in the Plan.

References in the policies and methods to the activity's scale, viability, extent of capital investment and permanent nature are intended to ensure that the subdivision method is limited to activities which are of a large and/or viable scale and have significant capital investment to justify their subdivision from other existing rural activities on the site. The onus rests with the applicant to provide this level of detail with their application. The expectation is that this proof of investment and permanence will reduce the potential for the new lot(s) to revert to a residential or countryside living use.

17C.2 KEY RURAL – COASTAL ZONE OBJECTIVES AND POLICIES

OBJECTIVES

1. To maintain and enhance opportunities for rural activities that utilise soil resources in a sustainable manner and for activities which rely on natural and physical resources.
2. To manage landuse activities, subdivision and development carefully so that versatile land resources are not compromised, reverse sensitivity issues are minimised and rural character and amenity values are maintained or enhanced.
3. To recognise and provide for the protection of Maori cultural values, especially the protection of sites of significance.
4. To avoid, remedy or mitigate the adverse effects of reverse sensitivity between agriculture and horticulture activities, mineral extraction sites, rural industry, major industrial activities and countryside living opportunities.
5. To promote the protection, enhancement and restoration of ecological values, where possible.
6. To provide for a directed Environmental Enhancement Management Overlay Area within the northern sector of the District where demand for rural living is greatest:
 - i. with the requirement for environmental protection, enhancement or restoration including but not limited to soil conservation, indigenous biodiversity, non-saline or non-estuarine wetlands, water quality enhancement and riparian management;
 - ii. that addresses reverse sensitivity, maintains or enhances rural and coastal character; and
 - iii. provides incentives for the transfer and redistribution of latent capacity and to avoid a wide dispersal of lots throughout the District.
7. To provide for more limited and small scale subdivision outside the Environmental Enhancement Management Overlay Area, only where significant environmental protection and enhancement occurs and does not undermine the hierarchical approach to growth management in the District.
8. To recognise and provide for the sustainable management of natural resources.
9. To provide for local social, cultural and economic non-residential activities of an appropriate size and scale that maintain and/or enhance rural character, rural productivity and the wellbeing of the people and communities of, and visitors to, the District.

POLICIES

The above objectives are implemented through the following policies:

Rural production activities and land

1. Provide for rural production activities that utilise the soil, land and water resources in a sustainable manner.
2. Recognise the value of versatile land and ensure the versatile land is protected from subdivision, use or development, which adversely affect the life supporting capacity and versatility of the land.

3. Limit the range of industry and service activities that can be established in the Rural and Coastal Zones to those that have a clear connection to, or provide services to, rural activities (including FARMING, forestry, HORTICULTURE, INTENSIVE FARMING) or marine farming/fishing activities, and avoid activities which do not rely on or support the productive use and capacity of rural land or the marine environment, and/or are more appropriately located in a Business Zone.
- 3A. In addition to Policies 1, 2 and 3 above, enable the people and communities of the District to provide for their social, cultural, economic and environmental wellbeing in a way that is compatible with and/or enhances the rural economy and character of the area. The scale, intensity, context and character of non-residential activities should support rural activities, the rural economy (including tourism) and maintain and/or enhance rural or natural character or a cultural association with the area. This is to be achieved by:
- Directing and managing non-residential activities that, because of their scale, intensity and characteristics, have little association with the rural and coastal areas, are contrary to the long term rural goals for maintaining rural character, and/or are more appropriately located within the metropolitan urban limits of Auckland or within the District's towns or villages;
 - Avoiding activities that do not rely on or support the productive use and capacity of rural land, or do not have an association with the character, amenity, communities, recreation and tourism, character or attributes of the District;
 - Enabling a diversity of rural business activities that have a clear and genuine connection with the resources, communities or the character and amenity of the rural areas of the District, with a focus on:
 - Agriculture and horticulture produce packing, processing and appropriate manufacturing of goods;
 - History, culture, health and wellbeing;
 - Festivals and events, food and beverages;
 - Outdoor recreation and pursuits, nature, rural and wilderness experiences, and relaxation activities;
 - Artistic endeavour, creative industries (including filming) and handcrafts;
 - Home occupations;
 - Rural business support and innovation;
 - Appropriate retail activities associated with produce stalls, farmers markets, home occupations, nurseries, artistic endeavour, agriculture and horticulture produce, goods processed from the site's resources and appropriate retail ancillary to rural activities on the site; and
 - Tourism that is appropriate to the district and its communities.
 - Limiting any commercial overnight accommodation to that associated with farm stay/home stay accommodation, and small scale lodges and retreats, camp grounds and existing lawful activities;
 - Providing opportunities for the appropriate expansion of existing lawfully established activities to ensure they continue to provide for the wellbeing of the community, rural production and/or the quality of the visitor experience; and

- Limiting any storage activities to those that are ancillary to home occupations, rural activities, rural industry and services or the manufacture or processing of agricultural and horticultural produce.

Land management

4. Ensure best practice land management techniques are carried out when moving and placing soils, applying fertiliser and sprays, and in utilising the land productively through support of NZ Standards, Regional Council guidelines, codes of practice, rules for earthworks and the Franklin Sustainability Project.

Reverse sensitivity

5. Manage reverse sensitivity conflicts between countryside living and rural activities by controlling design and layout of subdivisions and locations of house sites.

Countryside living in the Rural and Coastal Zones

6. Avoid the proliferation and dispersal of rural subdivision outside the defined Rural Countryside Living zone and Rural Environmental Enhancement Overlay Area.
7. Establish an Environmental Enhancement Management Overlay Area in the northern sector of the District, to provide for appropriate rural Environmental Enhancement Management Lot development, and apply requirements to ensure:
 - i. Significant environmental protection and enhancement occurs;
 - ii. Adverse effects on rural and coastal character are avoided, remedied or mitigated;
 - iii. Land parcels are of sufficient size to absorb and manage adverse effects within the site;
 - iv. Cumulative effects of existing latent capacity are taken into account and reduced through transfer incentives;
 - v. The wide dispersal of lots is avoided through incentives for transfer and redistribution of dispersed vacant lots;
 - vi. That the transfer of lots from outside to inside the Environment Enhancement Management Overlay Area is prevented;
 - vii. Reverse sensitivity effects are managed in a manner that does not compromise the viability of rural lots for continued production, including mineral extraction.
8. Establish a method for very limited and small scale opportunities for subdivision outside the Environmental Enhancement Overlay and apply requirements to ensure:
 - i. Significant environmental protection and enhancement of larger areas of indigenous vegetation and wetlands occurs;
 - ii. Subdivision avoids the inappropriate proliferation and dispersal of development by limiting eligibility to larger rural lots and the number of lots on site;
 - iii. Subdivision avoids inappropriate development within areas of outstanding landscapes and natural character, and the coastal environment;

- iv. Adverse effects on rural and coastal character are avoided, remedied or mitigated;
 - v. Land parcels are of sufficient size to absorb and manage adverse effects within the site;
 - vi. Reverse sensitivity effects are managed in a manner that does not compromise the viability of rural lots for continued production, including mineral extraction.
9. Prevent the transfer of lots to the coastal management areas and the Hunua Forestland Management Area.

Minerals and major industry

10. That the presence of agriculture and horticulture activities, mineral extraction sites, rural industry and major industrial activities be included as a relevant consideration in making resource management decisions.

Amenity, landscape and ecological values

11. Maintain and enhance landscape, cultural, archaeological, heritage and amenity values.
12. Ensure all subdivision, use and development is designed in such a way that landscape and ecological values are maintained or enhanced.
13. Protect areas of significant indigenous vegetation and fauna habitats.

Indigenous forestry and sustainable forestry

14. Encourage planting of indigenous forestry and sustainable forestry in appropriate locations.

Subsidiary dwellings

15. To enable limited opportunities for the development of a second or subsequent dwelling on lots less than 40 hectares for the purpose of a subsidiary dwelling for use only by dependent relatives or to support farming and horticulture by accommodating employees or seasonal workers engaged in farming or horticulture activities, provided that their adverse effects on rural character are avoided, remedied or mitigated and on ceasing occupation for the consented purpose shall be either removed or modified to comply with the Plan.

Home Occupations

16. Accommodate home occupations in the Rural and Coastal Zones to support the economic, social and cultural wellbeing of residents, provided that they remain subordinate to residential and rural activities on the site, and their adverse effects, including from the scale of buildings, the intensity of activities and their hours of operation, are avoided, remedied or mitigated.

Intensive Rural Activity Lots

17. Provide limited opportunities to subdivide a site that contains an established large scale and/or economically viable intensive rural activity that involves significant capital investment where:
- i. The site is generally larger than 8 hectares, or for greenhouse activities the site is generally larger than 4 hectares, or for commercial orchard activities the site is larger than 12 hectares, and is located in the Rural Zone;
 - ii. the subdivision would maintain and/or enhance the intensive rural activity's economic performance, sustainability, viability and contribution to rural production and the rural economy;

- iii. the intensive rural activity can be operated on a long term commercial basis separate from other rural activities on the existing site;
 - iv. the intensive rural activity is permanent in nature, comprises significant capital investment, particularly in buildings, structures and/or infrastructure, has been producing and operating on a viable commercial basis for a continuous period of time longer than 3 years and will continue to do so in the long term;
 - v. the subdivision avoids undermining the viability of the intensive rural activity by dividing it into several parts, each of which will not be viable;
 - vi. the use of the intensive rural activity lot for residential purposes is subsidiary to the primary intensive rural activity;
 - vii. subdivision does not result in the proliferation of residential or countryside living activities;
 - viii. appropriate protection of the site's existing indigenous vegetation and wetlands is undertaken; and
 - ix. where there is a balance lot, the size and configuration of that lot is such that rural activities can easily be accommodated and its use will not be limited to residential or countryside living purposes.
18. Avoid subdivision of sites that are used for less intensive rural activities, including field cropping, which do not involve significant capital investment and already utilise soil resources in a sustainable manner.
19. Avoid the subdivision of small scale and/or non-viable intensive rural activities and, as a consequence, fragmentation of land, and/or separation of intensive rural activities from the other existing rural activities on the site (including accessory or ancillary activities that are reliant on the site's rural activities), where these do not have the viability, scale of investment, size, or long term potential for continued operation.

PART 17C.3 MANAGING CONFLICTS AND AMENITIES IN RURAL AND COASTAL AREAS

17C.3.1 OBJECTIVE - MANAGING CONFLICTS

17C.3.1.1 Issues

Part 16.2.3.1 outlines the issues surrounding conflicts in the coastal and rural areas as they relate to matters of reverse sensitivity.

17C.3.1.2 Objective

To manage conflicts between different productive primary activities and with residential activities while recognising that a certain level of noise, odour and other adverse effects are characteristic of the rural and coastal environments.

17C.3.1.3 Policies

1. Activities in the rural area shall not create effects of noise, odour, dust and spray that would not normally be expected from a predominantly rural environment.
2. Activities in the rural area shall not cause an adverse effect that would result in activities which are dependent on the productive potential of land and soil resources being prevented or constrained from operating.
3. Mechanisms such as setbacks and buffer distances will be used to manage the potential for conflicts between urban, villages and intensive farming operations. The main concern outside the buffer distances shall be to mitigate any adverse effects.
4. The expansion of the main urban centres and selected villages shall be in those directions where the potential for creating conflicts with established rural activities is minimised.
5. The creation of new rural titles must demonstrate that such development avoids, remedies or mitigates any reverse sensitivity conflicts between existing or potential primary productive activities and the use of rural land for "countryside living".

17C.3.1.4 Methods of Implementation of Policies

District Plan Methods

1. The Plan gives priority within the rural area to those activities that are dependent upon the productive resource base of the District. Activities whose location is not reliant on such resources are provided for in other zones.
2. The Plan provides for development within a specific dedicated zone adjacent in the Runciman area north of Pukekohe and through Environmental Enhancement within an identified Environmental Enhancement Area.
3. The Plan limits the subdivision of rural land for countryside living purposes to clearly identified circumstances.

4. The activity status of INTENSIVE FARMING operations is determined in the Rural and Coastal Zones, with reference to performance standards that take account of potential conflicts arising from the effects of farming operations located in close proximity to neighbouring dwellings or residential areas.
5. INTENSIVE FARMING shall be a Restricted Discretionary Activity, where standards can be satisfied, and a Discretionary Activity, where these standards cannot be satisfied.
6. The environmental effects of proposed MINERAL extraction activities shall be assessed through resource consent applications.
7. The Plan establishes appropriate standards for the control of noise and illumination.
8. Appropriate buffer distances or notional impact boundaries will be used in managing actual and potential conflicts between rural residents and mineral extraction and processing activities.

Other Methods

1. The Council will provide information to rural residents about the type and effects of rural activities.
2. The District Council will work with primary industries and as the principal point of contact for industry groups, such as Federated Farmers, the New Zealand Pork Industry Board, the Poultry Industry Association of New Zealand, the Egg Producers Federation of NZ, the New Zealand Minerals Industry Association and the Pukekohe Vegetable Growers Association with the New Zealand Vegetable and Potato Growers Federation and NZ Fruitgrowers Federation, Regional Councils and others, in achieving the control of nuisances and environmental degradation through industry developed mechanisms such as environmental Codes of Practice and Operating Manuals.
3. The District Council will establish a register that indicates the location of all:
 - Sites for all intensive farming and rural industry activities subject to a resource consent, including the activity for which the consent was granted;
 - Usable mineral resources and existing quarrying operations within the District; and
 - Make it available to the general public.
4. All nuisance complaints validated by Council, in respect of particular INTENSIVE FARMING operations, shall be referred to the producer industry concerned for information and action, where growers have contract or membership status.

17C.3.1.5 Reasons and Explanation for Objectives, Policies and Methods

People living in rural areas must expect and accept a certain level of odour, noise and other effects that are characteristic of rural activities. This is particularly so for people who choose to move into the countryside solely for a rural 'lifestyle'. The District Council does not want to place unnecessary and unreasonable controls on the effects of rural activities. People should not, however, be expected to accept undue nuisance or health hazards from poorly managed activities.

17C.3.1.6 Anticipated Environmental Results

1. The avoidance and minimisation of adverse effects between lawful activities in the rural areas;
2. Greater awareness and tolerance of the rural environment and the effects arising from typical rural activities.

17C.3.2 OBJECTIVE - COASTAL AND RURAL AMENITY AND CHARACTER**17C.3.2.1 Issues**

Part 16.2.3.2 describes the rural and coastal amenity and character, and outlines the issues in the coastal and rural zones as they relate to the resource management of Rural and Coastal Amenity and Character.

17C.3.2.2 Objectives

1. To avoid or minimise the adverse effects of activities on outstanding natural features and significant habitats.
2. To manage other effects on rural and coastal landscapes, character and amenities.
3. To maintain and/or enhance the character of rural and coastal zones.

17C.3.2.3 Policies

1. New activities, subdivision or development should have regard to the way the proposed use, subdivision or development relates to the rural or coastal character of the locality so as to avoid, remedy or mitigate adverse effects on the rural or coastal character.
2. New activities locating in the rural and coastal zones shall be of a nature, scale, intensity and location that maintains and/or enhances rural and coastal character.
3. Recognition shall be given to the type of amenity, rural nuisance effects and rural visual form, that are typical of and exhibited by permitted primary production activities.
4. Buildings and structures be sited and designed so that they do not visually compromise outstanding natural features or the values of significant habitats of indigenous fauna as identified in Schedule 5A, or the natural character of the coastal environment.
5. Adverse visual impacts of countryside living development on the rural and coastal landscape and character shall be avoided, remedied or mitigated.
6. Adverse visual impacts of signs on the rural and coastal landscapes shall be avoided, remedied or mitigated.
7. Proposed mineral extraction activities shall be assessed against their impact on rural and coastal landscapes.
8. All subdivisions have regard for the likely development of the land including the way this might adversely affect significant landscape features as well as the rural and coastal amenity of the District.
9. Buildings and structures be sited and designed so that they do not visually compromise items listed in Schedule 8A.

17C.3.2.4 Methods of Implementation of Policies

1. Requiring development setbacks along the coastline and the edge of streams (refer to Rules 23A.2.1.8, 23B.2.1.8.).
2. Identifying outstanding natural features and significant habitats of indigenous fauna and protecting them from inappropriate subdivision, use and development.
3. Managing growth in the District through a preference towards the majority of growth being within towns and villages and some growth opportunities in a directed and identified Rural Countryside Living Zone and a rural Environmental Enhancement Overlay Area.
4. Encouraging protection of natural features through environmental lots.
5. Providing for mineral extraction as a Discretionary activity in the Rural Zone (refer to Rule 23A.1.4).
6. Signs are subject to performance standards and where these are not met, they are required to obtain a resource consent.
7. Implemented through Rules and Methods.

17C.3.2.5 Reasons and Explanation for Objective, Policies and Methods

The rural amenity and character of the District is a significant resource which has in the past been largely ignored. This Plan seeks to provide a degree of protection without placing unnecessary controls on activities. Even with a community accepted comprehensive landscape assessment of the District it is difficult to offer any additional protection to the amenity of the District given the impact that traditional rural activities such as horticulture can have.

17C.3.2.6 Anticipated Environmental Results

1. Retention of the visually open appearance of much of the rural and coastal zones of the District;
2. Avoidance, remediation or mitigation of adverse visual and landform value impacts;
3. Maintenance and/or enhancement of rural and coastal character and amenity.

PART 17D RURAL COUNTRYSIDE LIVING ZONE**17D.1 RURAL COUNTRYSIDE LIVING ZONE**

A dedicated Rural Countryside Living Zone has been identified in the vicinity of Runciman. This area is considered appropriate given its location and accessibility to Pukekohe and major transport networks (the main state highway systems and railway). Development is required to be undertaken in a comprehensive and integrated manner recognising environmental values and character. The purpose is to provide a rural countryside living opportunity where demand is high. The Rural Countryside Living Zone will also act as a substitute to the use of existing dispersed latent capacity across the District.

The objectives and policies in 17D need to be considered in conjunction with the objectives in Parts 2.10, 3D, 4, 5, 7, 8, 9, 11, 15 and 17A.1.

17D.2	RURAL COUNTRYSIDE LIVING ZONE OBJECTIVES AND POLICIES
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17D.2.1 OBJECTIVES***General***

1. To provide a rural countryside living zone in the Runciman area that is managed in an integrated manner recognising the location and visual characteristics, existing environment and natural values, and relationship to the surrounding area with good accessibility to major transport networks (in particular State Highway 1) and in proximity to Pukekohe.

Landscape, Design and Rural Character

2. Accommodate rural countryside living subdivision and development in a form that has an open and spacious rural character.
3. Ensure rural countryside living subdivision and development recognises the area's distinct landscape characteristics.

Significant Environmental Benefits

4. Ensure that subdivision and development results in significant environmental benefits, protecting, enhancing and/or restoring ecological values and natural features.

Infrastructure, linkages and access

5. Ensure that subdivision and development provides appropriately designed and functioning infrastructure.
6. Ensure that subdivision provides for safe, well-connected vehicle access and recreation trails.

17D.2.2 POLICIES***General***

1. The Rural Countryside Living Zone in the Runciman area is to be managed through a comprehensive process to direct and guide development and subdivision to achieve development that is integrated with the natural and physical environment and infrastructure.

Landscape, Design and Rural Character

2. Rural countryside living subdivision, use and development shall ensure an open and spacious rural character and recognise existing landscape characteristics and attributes by:
 - a) Limiting the density of lots in a manner appropriate to rural countryside living;
 - b) Promoting subdivision opportunities based on the extent of identified landscape areas and their visual absorption capacity;
 - c) Enabling cluster style rural countryside living, ensuring that specified building areas

are grouped in clusters and that clusters are separated from identified road corridors and other clusters, to achieve an appropriate form of open spacious rural character in between clusters;

- d) Requiring separation distances between specified building areas located outside clusters;
 - e) Carefully locating specified building areas and dwelling houses to integrate these within the undulating landforms, steep slopes and prominent ridgelines;
 - f) Establishing visual amenity enhancements (screening, landscaping or woodlots) and incorporating notable vegetation and retention of rural structures into the design and layout;
 - g) Avoiding linear ribbon subdivision and development along road corridors;
 - h) Avoiding urban forms of residential subdivision; and
 - i) Avoiding significant modifications to landforms and natural features.
3. Require the integrated and comprehensive development of sites to ensure that the adverse effects of development are managed and all environmental enhancement obligations are implemented.
 4. Prevent the further creation of lots where subdivision entitlements have been fully utilised, and prevent the transfer of rural lots to and from the Rural Countryside Living Zone, so as to avoid undermining the Zone's character and the rural growth strategy.
 5. Avoid adverse effects on the visual landscape character of the road corridors and the area as a whole by preventing the further fragmentation of existing smaller rural lots (less than 5 hectares).

Significant Environmental Benefits

6. Protect and enhance the ecological values of existing mature exotic species, indigenous vegetation and wetlands, and plant, restore and protect the riparian margins of streams to develop riparian corridors.

Infrastructure, linkages and access

7. Promote efficient low impact infrastructure serving subdivision and development.
8. Require subdivision and development to provide an appropriate wastewater disposal system and low impact stormwater discharge system to service the proposal.
9. Establish a network of recreational trails for walking, cycling and horse riding.
10. Avoid adverse effects on nationally and regionally significant infrastructure.

Rural activities

11. Provide for opportunities for appropriate rural activities to be integrated with countryside living.

Other Policies

Policies 17C.2.2.1, 17C.2.2.3, 17C.2.2.3A, 17C.2.2.4, 17C.2.2.15 and 17C.2.2.16 shall also apply to activities in the Rural Countryside Living Zone.

Methods

- Zoning
- Planning Maps
- Legal protection mechanisms
- Subdivision rules
- Design Assessment Criteria

PART 17E MANAGEMENT AREAS

Reasons and Explanation for Objectives, Policies and Methods for Management Areas

To achieve the key rural and coastal objectives (Parts 3D, 17A.1, 17C.2.1 and 17C.3) and recognise the diversity of the District, a Management Area approach has been adopted. The objectives and policies in Part 17E are in addition to those in Part 17A, 17B, 17C that apply across the District and those in other relevant parts of the Plan. Nine Management Areas have been identified taking into account the following resources:

- | | |
|------------------|---|
| • Water | • Natural character |
| • Community | • Ecology |
| • Economy | • Landscape and amenity |
| • Infrastructure | • Versatile land |
| • Transport | • Minerals (including aggregates) |
| • Coast | • Existing pattern of subdivision and land uses |

In respect to these resources a range of issues was identified and opportunities, constraints and management options for dealing with the adverse effects of land uses, subdivision and development have been formulated. These form the basis of the particular Objectives and Policies relevant to each Management Area.

The boundaries of each Management Area are defined in accordance with the boundaries of landscape units. There are three Coastal Management Areas and six Rural Management Areas. For convenience, each has been named accordingly:

Rural	Coastal
Awhitu Rural	Tasman Coast
Central Rural	Manukau Harbour Fringe
Hunua Rural	Seabird Coast
Hunua Forestlands	
Southern Rural	
Waikato River	

Refer to Map Index.

17E.1	AWHITU RURAL MANAGEMENT AREA
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17E.1.1 DESCRIPTION OF AWHITU RURAL MANAGEMENT AREA

This Management Area is the rural heartland of the Awhitu peninsula and is predominantly rolling and hilly farmland with native forest remnants. There are considerable visual linkages to both coasts along the spine of the peninsula.

There are a number of existing villages providing service centres and some visitor and holiday accommodation and services.

17E.1.2 AWHITU RURAL MANAGEMENT AREA ISSUES

1. An increase in production forestry may adversely affect the landscape and scenic values of the area.
2. Recreation activities are increasing. These need special management provisions to avoid adverse effects.
3. There is such a wide range of activities being carried out on the Peninsula, such as rural production, forestry, and countryside living, that conflicts may arise between them.
4. The connections from coast to coast on the Peninsula have significant cultural value to local Iwi and Maori. Subdivision, use or development have the potential to destroy these values.
5. There are some significant ecological resources on the Peninsula with relatively large tracts of native bush. These resources may be threatened by inappropriate activities.

17E.1.3 AWHITU RURAL MANAGEMENT AREA OBJECTIVES

1. To ensure the landscape, ecological, amenity, recreation and rural character values associated with the Awhitu Peninsula are maintained and enhanced.
2. To recognise and provide for significant cultural values across the Peninsula.

17E.1.4 AWHITU RURAL MANAGEMENT AREA POLICIES

1. Recognise and provide for rural activities, tourist and visitor enterprises, outdoor recreation, environmental education in ways which complement each other.
2. Gain ecological and biodiversity enhancements and protection through advocacy to the Regional Councils and relevant agencies and consultation with landowners.
3. Consolidate growth and development in the villages through planning and zoning techniques, which enhance both rural and village amenity values.
4. Recognise, enhance or protect the significant landscapes in the District and the connections between the hills and the coast, backdrops to villages, ridgelines and escarpments and valley systems.

5. Identify or protect significant sites, places, areas or tracks significant to Iwi in an integrated way.
6. Ensure subdivision, use or development is planned, designed and laid out in a way that recognises natural, landscape, amenity, cultural, soil and topographical values.

17E.1.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR AWHITU RURAL MANAGEMENT AREA

1. Enhanced and maintained biodiversity, natural values and landscapes.
2. Vibrant and attractive villages.
3. Improved indigenous ecosystem functions

17E.2	CENTRAL RURAL MANAGEMENT AREA
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17E.2.1 DESCRIPTION OF CENTRAL RURAL MANAGEMENT AREA

This Management Area encompasses a large area of rural Franklin from Pukekawa and Onewhero in the south to Karaka in the north and extending almost to the coast in the west to just east of Bombay. It is flat to rolling open country with pockets of indigenous vegetation. There are extensive high value rural enterprises operating in this area ranging from grain silos and chicken sheds to horse studs, dairy farms and horticultural production activities. Intensive landuse, stocking, cultivation and cropping is carried out throughout the management area. Country living is scattered through an inherited close pattern of rural subdivision and clustered in some areas. There are good roads making this Management Area highly accessible to major service centres. This Management Area contains District's three major towns: Pukekohe, Tuakau and Waiuku.

Note: The policies relating to the Special Rural-Residential 1 Zone apply to the full extent of the zone, including areas outside of the Central Rural Management Area located within the limits of urban Pukekohe.

17E.2.2 CENTRAL RURAL MANAGEMENT AREA ISSUES

1. Groundwater aquifers are degraded through a build-up of nitrate levels.
2. Rural activities and production generate significant growth, wealth and prosperity to the District, especially within this Management Area. A specialised servicing industry and infrastructure has developed along with entrepreneurial, management and other skills. This has resulted in produce being brought in from other parts of New Zealand for packing, processing, marketing and distribution. The viability and continuance of rural production and its support services can be adversely affected through inappropriate subdivision, use or development.
3. There is considerable pressure for living in the country and for smaller lot subdivision, especially in close proximity to the motorway and southern Auckland, which places versatile land and productive activities under threat.
4. The Management Area contains nationally important areas of versatile land. However, versatile land resources are not evenly distributed, and pockets of less highly productive land occur within areas identified as Class I, II or IIIe on Land Use Capability (LUC) Worksheets.
5. Natural values and ecology in the area have been degraded over the years and it is necessary to save whatever is left and carry out enhancement and restorative work.
6. There are a number of vacant lots in the Central Rural Management Area that have the right to erect a dwelling. Unless alternatives are offered, these vacant lots will be taken up.
7. The Management Area contains agriculture and horticulture activities, mineral extraction sites, rural industry and major industrial activities which may be adversely affected by more intensive settlement patterns and potential reverse sensitivity issues.
8. The rural area contains a mix of land geography (size, shape and soil class) suitable for a variety of activities. Land not suited to a productive use because of

topographical constraints that result in adverse environmental impacts should be retired where possible to achieve positive environmental outcomes.

17E.2.3 CENTRAL RURAL MANAGEMENT AREA OBJECTIVES

1. To promote the protection, enhancement and restoration of ecological values, where possible.
2. To provide limited and directed living opportunities in defined locations.
3. To protect the significant heritage and amenity values of the summit and the northern slopes of Pukekohe Hill from inappropriate development.

17E.2.4 CENTRAL RURAL MANAGEMENT AREA POLICIES

1. Consolidate development and provide for growth in and around villages to strengthen and expand the functions of villages.
2. Manage reverse sensitivity, amenity, rural character and landscape issues between rural activities and countryside living through controls over the design and layout of lots, location of house sites and restricting the creation of additional lots.
3. Ensure stormwater management techniques enable aquifer re-charge, where appropriate.
4. Control the establishment of new land uses and the expansion of existing ones, which do not meet the standards for permitted activities in the Rural Zone, to ensure versatile land is protected for productive uses, the safeguarding of the life supporting capacity of the soil for rural productive uses, that rural amenity values are not compromised and adverse effects on roading and other infrastructure are avoided.

Pukekohe Hill Policies

5. That the versatility and life-supporting capacity of the land of Pukekohe Hill be managed on a sustainable basis primarily through the development and subdivision provisions of the *Rural Zone*.
6. That the versatility and life-supporting capacity of the water resources of Pukekohe Hill be managed on a sustainable basis primarily through the development and subdivision provisions of the *Special Rural-Residential 1 Zone*, the *Rural Zone* and the *Special Policy Area (SPA)* measures.
7. That the character, appearance and amenity values of the Hill be safeguarded by controlling subdivision and development, with particular regard being given to land within the *Rural Zone*, the *Special Rural-Residential 1 Zone* and the *Special Policy Area* (demarcated on the Planning Maps).
8. That subdivision in the *Special Rural-Residential 1 Zone*¹ be governed by the North Pukekohe Hill Structure Plan to manage:
 - a) The location and size of lots and proposed building areas having regard to:

¹ Policies referring to the *Special Rural-Residential 1 Zone* do not apply to the *Rural Zone*.

- A subdivision and development pattern that, to the extent allowed for by the rules, will achieve a visual quality and character which is dominated by open space rather than by buildings and other structures;
 - Views of the development site from the summit;
 - views towards the Hill from the urban areas to the north;
 - local views from roads and other public places;
 - the Hill's form and shape;
 - existing and proposed vegetation; and
 - the position and appearance of existing, proposed and possible future buildings, other structures and roads.
- b) The provision of public amenity including reserves, roads and walkways.
- c) The sustainability of the groundwater aquifer, the control and prevention of groundwater pollution, the management of the soil resource and the mitigation of the flood hazard risk.
9. That subdivision and development in the *Special Rural-Residential 1 Zone*¹ by way of an approved Development Area Plan be encouraged.
10. That no further subdivision of land, except for the purposes of adjusting boundaries, be permitted in the *Special Policy Area*.
11. That development in the *Special Policy Area* be controlled in terms of:
- a) its design and appearance relative to the Hill's form and shape, natural vegetation, pattern of rural land uses and the position and appearance of the structures and roads on it; and
 - b) the extent to which it would be visually incongruous with the Hill or incompatible with other developments in the vicinity.
12. That views from the public reserves at the summit of Pukekohe Hill be protected and, where possible, enhanced.
13. That the importance of the upper slopes and summit of Pukekohe Hill to local hapu and as a geological feature of scientific importance warranting conservation be recognised by its scheduling within Schedule 5C: Other Important Sites, and the adoption of appropriate development controls.
14. That mechanisms be adopted so that the disposal of stormwater and wastewater does not lead to flooding, erosion, or depletion or pollution of the groundwater resource.

17E.2.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR CENTRAL RURAL MANAGEMENT AREA

1. Rural economy maintained and enhanced.
2. Versatile land is protected and utilised sustainably.
3. Vibrant and attractive villages.

4. Reduction in land fragmentation, inappropriate subdivision, use or development, and rural/amenity conflicts.
5. Ecological resources and water quality enhanced.
6. Provide for appropriate limited and directed countryside living opportunities with a reduced impact on the rural environment.
7. The potential for reverse sensitivity issues is recognised in relation to the activities of agriculture and horticulture activities, mineral extraction sites, rural industry and major industrial activities and the needs and aspirations of new and existing residents.

17E.2.6 PUKEKOHE HILL

Methods of Implementation of Pukekohe Hill Policies

1. Inclusion of the Hill within a *Special Rural-Residential 1 Zone* and a *Special Policy Area* (within the *Rural Zone*).
2. Management under the North Pukekohe Hill Structure Plan.
3. Encouragement for the preparation of comprehensive Development Area Plans for subdivision and development.
4. The Council will encourage the Regional Council and grower organisations to take an integrated approach to providing landowners with information on techniques to counter soil erosion, and the dissemination of related research findings.
5. Incentives will be provided for aggregation of the historically fragmented subdivision pattern of the demarcated *Special Policy Area*.
6. The Council may allow connections to the reticulated public wastewater system where capacity is available in that system and where the connection will not lead to inefficient wastewater networks. It is expected that, in general, only those sites on the lower slopes of the *Special Rural-Residential 1 Zone* will be able to be connected to a reticulated public wastewater system.
7. The Council will provide assistance to ensure that shelter belts do not detract from or remove the panoramic views obtainable from the summit of the hill.

Reasons and Explanation for the Pukekohe Hill Objective and Policies

The Hill is a significant feature of the District because:

- *It affords panoramic views over a wide compass, including Manukau Harbour to the north and Port Waikato to the south-west;*
- *It is conspicuous from many parts of the District;*
- *In respect of that land within the Rural Zone, its soils, slopes and northerly aspect make it ideal for food (and plant) production;*

- *In respect of that land within the Rural Zone, its market gardening patterns are conspicuous from Pukekohe and nearby areas and are symbolic of Franklin's heritage as a highly productive rural area;*
- *It has significance as a prominent landscape feature for Maori and Pakeha alike.*

Anticipated Results for the Pukekohe Hill

1. Protection of the heritage and amenity values of the summit; and
2. Management of the mid and upper slopes of Pukekohe Hill to achieve protection of water resources, avoidance of soil erosion and creation of a visual and landscape character which respects existing amenity values and ensures an open space quality and character is retained.

17E.3 HUNUA RURAL MANAGEMENT AREA
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17E.3.1 DESCRIPTION OF HUNUA RURAL MANAGEMENT AREA

This management area extends around the Hunua ranges from east of Bombay through Mangatawhiri and between the ranges and the Miranda Kaiua lowlands. It consists of rolling countryside and the foothills of the Hunua Ranges. There is a mix of productive, recreation, tourism and countryside living activities throughout the management area. Larger remnants of indigenous vegetation with some connectedness with the Hunua Forestlands are present and provide significant ecological, landscape, amenity and recreation values. There is some exotic production forestry in the foothills.

17E.3.2 HUNUA RURAL MANAGEMENT AREA ISSUES

1. Many remnant stands of privately owned indigenous vegetation and good opportunities for connection between them.
2. Land not of high visual sensitivity and able to absorb countryside living without compromising landscape values.
3. Land generally does not contain versatile land but around Bombay, there are important areas of such soils that should be retained for rural production.
4. Good access to motorway and State Highways, readily accessible to Auckland.
5. The Management Area includes areas of existing Production Forestry.

17E.3.3 HUNUA RURAL MANAGEMENT AREA OBJECTIVES

1. To protect and enhance the connectedness of indigenous vegetation with the Hunua Forestlands and the ecological biodiversity of the area.
2. To provide for a wide range of rural, recreation, tourism, visitor and environmental activities in ways which complement each other.
3. To recognise the existence of the Production Forests within the Management Area and provide for their continued operation.

17E.3.4 HUNUA RURAL MANAGEMENT AREA POLICIES

1. Provide for and encourage appropriate tourist activities, outdoor recreation and visitor accommodation and services.
2. Focus development in and around rural villages.
3. Enable existing PRODUCTION FORESTRY activities to continue.

17E.3.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR THE HUNUA RURAL MANAGEMENT AREA

1. Protection of existing ecological resources and enhancement of linkages to the Hunua Forestlands.
2. Subdivision, use or development which reinforces the ecological, recreation, cultural, rural and landscape values of the Management Area.
3. Vibrant and attractive villages.

17E.4 HUNUA FORESTLANDS MANAGEMENT AREA
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17E.4.1 DESCRIPTION OF HUNUA FORESTLANDS MANAGEMENT AREA

This Management Area is largely but not entirely in public ownership as an Auckland Regional Council Regional Park, water supply catchments and Watercare owned and operated reservoirs and land administered by the Department of Conservation. However, there are also areas of land in private ownership. Extensive indigenous vegetation and native forest cover exists. The area is predominantly mountain range and foothills. Significant landscape features and backdrops to the Seabird Coast and the Hunua rural hinterland, provide outstanding values.

17E.4.2 HUNUA FORESTLANDS MANAGEMENT AREA ISSUES

1. Essential area for Auckland regional water supply and catchments, which may be adversely affected by inappropriate use and development.
2. Area is used extensively for recreation by large numbers of visitors, which not only puts pressure on the area but also surrounding Management Areas.
3. Almost entirely covered in good quality indigenous vegetation with high stream quality. Such natural values can be adversely affected by activities.
4. The ecological resources act as a significant reservoir of indigenous flora and fauna. These resources can be destroyed by pests and weeds.
5. The Management Area includes areas of existing Production Forestry.

17E.4.3 HUNUA FORESTLANDS OBJECTIVES

1. To recognise and protect the ecological, landscape, recreation and water supply values of the Hunua Forestlands.
2. To recognise the existence of the Production Forests within the Management Area and provide for their continued operation.

17E.4.4 HUNUA FORESTLANDS POLICIES

1. Recognise and encourage environmental education, outdoor recreation, and eco-tourism.
2. Enable opportunities for enhancing the biodiversity of the area and linkages to the Hunua Rural Management Area provided that any subdivision, use or development is compatible with the environment and adverse effects on the landscape and ecology are avoided.
3. Ensure subdivision, use or development does not adversely affect water quality or quantity within and outside the management area.
4. Recognise the contribution the area makes to surrounding amenity and landscape values.
5. Encourage active ecological management and enhancement through non-regulatory mechanisms in conjunction with other agencies.

6. Encourage the retirement of rural land and protection of indigenous vegetation, especially connections to the Hunua Rural Management Area by allowing limited development or subdivision.
7. Enable existing PRODUCTION FORESTRY activities to continue.
8. Prevent the transfer of Rural Lot Rights into the Hunua Forestlands Management Area.

17E.4.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR THE HUNUA FORESTLANDS

1. Protection and enhancement of existing ecological resources and enhancement of linkages to the Hunua Rural Management Area.
2. Maintenance and enhancement of recreation, landscape and amenity values.
3. Maintenance and enhancement of stream water quality and quantity and water supply catchments.

17E.5 SOUTHERN RURAL MANAGEMENT AREA

17E.5.1 DESCRIPTION OF SOUTHERN RURAL MANAGEMENT AREA

This Management Area encompasses all of the District southwest of Onewhero, and Pukekawa, south of the Waikato River and south of the Central Rural Management Area. It is predominantly rugged hill country, sparsely populated with few villages presenting an attractive and diverse landscape. The majority of the area is in sheep and beef farming with concentrations of country and village living near Glen Murray, Naike and Waikaretu. Some bush remnants, wetlands and stands of kahikatea remain.

17E.5.2 SOUTHERN RURAL MANAGEMENT AREA ISSUES

1. Presence of hill country soils and topographical constraints requires careful land management.
2. Sparse ecological resources and some degraded waterbodies. Opportunities for protection and enhancement are critical.
3. Limited roading quality, accessibility and services constrain development in some locations.
4. Runoff from land is one of the contributing factors to high nutrient levels in the Waikato River.

17E.5.3 SOUTHERN RURAL MANAGEMENT AREA OBJECTIVES

1. To promote economic growth through land investment and stewardship opportunities.

17E.5.4 SOUTHERN RURAL MANAGEMENT AREA POLICIES

1. Recognise and enable opportunities for tourism and recreation activities in connection with the coast as long as coastal values are not degraded.
2. Recognise that nutrient runoff and source point discharges are a contributing factor to cumulative contaminant impacts on the Waikato River water quality.
3. Enhance the ecological functions of waterways through effective riparian management.

17E.5.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR SOUTHERN RURAL MANAGEMENT AREA

1. Local economy maintained and enhanced.
2. Enhanced soil conservation, land, indigenous biodiversity, catchment, water quality and riparian management.
3. Landscape values protected.

17E.6	WAIKATO RIVER MANAGEMENT AREA
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17E.6.1 DESCRIPTION OF WAIKATO RIVER MANAGEMENT AREA

This Management Area extends over the low lying land forming the Waikato River Flood Plain slightly inland of the west coast almost to Mangatawhiri. It encompasses all land modified by the river and incorporates sequences of wetlands north of Whangamarino. There are both natural and constructed drainage features and flood control features. The Management Area incorporates a number of villages including Aka Aka and Mercer. A range of activities is present in the area including main transport links, mineral extraction and farming activities.

17E.6.2 WAIKATO RIVER MANAGEMENT AREA ISSUES

1. There is a high flooding risk and moderate erosion hazard within the area. Parts of the area are subject to risk management measures, which require on-going maintenance.
2. There is sand movement close to the West Coast dune systems and estuary, which can adversely affect buildings and activities (e.g. Port Waikato).
3. The Waikato River has outstanding natural character and is an outstanding natural landscape feature, which means it is vulnerable to landscape change.
4. There is little public access to and along the river margins.
5. Deposits of natural materials such as sand and gravel aggregate, are under pressure for resource use, and may be adversely affected by more intensive settlement patterns and potential reverse sensitivity issues.
6. The river has significant cultural and spiritual values, which can be adversely affected by subdivision, use or development.
7. There is a range of historic and archaeological values present in the area, which may be adversely affected by subdivision, use or development.
8. Water is abstracted from the Waikato River for a variety of purposes, including for Auckland Regional water supply purposes.
9. Poor land management practices and discharges contribute to the contaminant loading within the Waikato River and its tributaries.

17E.6.3 WAIKATO RIVER MANAGEMENT AREA OBJECTIVE

1. To protect and enhance the natural character, water quality, landscape and cultural significance of the Waikato River and its margins.
2. To avoid, remedy or mitigate the adverse effects of reverse sensitivity between mineral extraction sites and countryside living opportunities arising from subdivision.

17E.6.4 WAIKATO RIVER MANAGEMENT AREA POLICIES

1. Manage use and development in hazard prone areas to minimize the impacts of flooding and erosion.
2. Enhance the opportunities for wild and scenic experiences for visitors by making provision for activities where environmental gains and local environmental enhancement can be demonstrated.
3. Effectively manage the adverse effects from the land use and the surface use of water of extractive industries on river resources and processes.
4. The presence of mineral extraction sites will be included as a relevant consideration in making resource management decisions.
5. Provide for the protection, enhancement, identification and interpretation of the river's cultural significance through appropriate communication and plan mechanisms.
6. Protect and enhance the River's landscape, natural character, heritage and ecological attributes.

17E.6.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR WAIKATO RIVER MANAGEMENT AREA

1. River values and quality maintained and enhanced.
2. Significance of the River's natural, cultural, heritage and ecological values recognised and provided for.
3. Use of river resources controlled, managed and monitored carefully.
4. The potential for reverse sensitivity issues is recognised in relation to the activities of mineral extraction sites and the needs of new and existing residents.

17E.7	TASMAN COAST MANAGEMENT AREA
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17E.7.1 DESCRIPTION OF TASMAN COAST MANAGEMENT AREA

Physiographically, the Tasman Coast Management Area can be broadly subdivided into three subsections:

1. Western margin of the Awhitu Peninsula. This is a relatively straight section of coast, which extends 40km from the entrance of Manukau Harbour south to Port Waikato. It is characterised by a narrow beach, backed by a steep bluff that typically rises to 120-190m above sea level. Roads are generally 1.5-3km inland and there is no direct road access to the coast apart from at Karioitahi Beach and Hamilton's Gap.
2. Port Waikato. This area comprises the entrance of the Waikato River and a large sand spit located on the southern margin of the entrance. Extensive wetlands occur in the upper reaches of the estuary. A small village is located at the southern end of the sand spit.
3. The coast south of Port Waikato. A rugged and irregular coast with a wide range of landforms including stream valleys and entrances, bluffs and cliffs, ocean beaches, sand dunes and occasional headlands (e.g. Ngatutura Point) which often display vestiges of former pa sites and other Maori habitation (Boffa Miskell, 1998). There is no road access to the coast and the area has a low village density with a remote, rural character.

Sand country is common right along the coast and severe blowouts, migrating dunes and sand sheets can develop where vegetation is disturbed.

17E.7.2 TASMAN COAST ISSUES

1. Coastal erosion and potential for sand drift and geological instability.
2. Coastal flooding, especially in low lying areas around the Port Waikato Estuary.
3. Subdivision, use and development of critical coastal margins.
4. Retaining the high level of natural character.
5. Enhancing public access to the coast in a way that the wild, scenic, remote landscape values can be enjoyed.
6. The dune lakes have special ecological, cultural and natural character values, which should be recognised. The water quality in the dune lakes is not especially good, and they would benefit from better margin and catchment protection.
7. The wind energy potential and iron sand deposits constitute significant resources, but their use could compromise the area's environment and amenity.
8. Subdivision, use and development have the potential to destroy cultural sites.

17E.7.3 TASMAN COAST OBJECTIVES

1. To ensure the high natural values, including natural character, landscapes and other resources are protected from inappropriate subdivision, use and development while providing for rural activities.
2. To recognise natural coastal processes by avoiding subdivision, use and development which would create coastal hazards.
3. To recognise and provide for significant cultural values across the Peninsula.

17E.7.4 TASMAN COAST POLICIES

1. Provide for limited subdivision, use and development that will enable coastal natural character and landscape values to be maintained and enhanced.
2. Avoid land modification and development along sandy coastal margins and seaward faces of the coastal escarpments or ridgelines.
3. Encourage protection of stands of indigenous bush, and restoration and enhancement planting of indigenous trees, shrubs and other plants along the coastal escarpments and ridgelines.
4. Promote public access to the coast in strategic locations, in conjunction with environmental protection, enhancement or restoration and in a way that does not adversely affect coastal processes and natural character and significant indigenous vegetation and habitats.
5. Recognise the wild, scenic, and remote values of the Tasman Coast.
6. Promote community based beach care initiatives and apply coastal protection setbacks for development.
7. Promote the protection and enhancement of ecological, cultural, water and natural character values of the dune lakes and other water bodies.
8. Recognise and provide for the protection of Maori cultural values, especially the protection of sites of significance.
9. Provide for the use of mineral and energy resources in a manner which is consistent with the natural character, special environmental and amenity values of the Tasman Coast.
10. Prevent the transfer of Rural Lot Rights into the Tasman Coast Management Area.

17E.7.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR TASMAN COAST MANAGEMENT AREA

1. Maintenance and protection of Tasman Coast natural values.
2. Appropriate public access in limited locations.
3. Coastal and lake margins enhanced.
4. Adverse environmental effects relating to natural hazards are avoided or mitigated in respect of coastal processes.

17E.7.6 EXPLANATION FOR AWHITU PENINSULA POLICY AREA

Map 111 of the District Plan identifies the Awhitu Peninsula Policy Area (APPA). The APPA is a specific location where Rule 23B.2.2.5(v) applies in respect to PRODUCTION FORESTRY. The APPA is identified in this location because of the unique combination of:

- Outstanding landscapes and landforms with high and very high sensitivities; and
- High coastal natural character.

The combination of these valued elements is unique to this location in the district. This method is not used elsewhere in the district because of this reason.

The APPA is limited to the area identified within the Coastal Zone and Tasman Coast Management Area on Map 111. Rule 23B.2.2.5(v) provides as a permitted activity for small scale woodlots that are subsidiary to FARMING activities. Applications for PRODUCTION FORESTRY need to address its effects in respect to the elements identified above and the criteria in Part 23B.4.2.9.

17E.8	MANUKAU HARBOUR FRINGE MANAGEMENT AREA
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17E.8.1 DESCRIPTION OF MANUKAU HARBOUR FRINGE MANAGEMENT AREA

The Management Area encompasses the harbour fringe from the Manukau Harbour entrance to Hingaia. Geomorphologically, the coastal margin is diverse with a wide variety of coastal environments including beaches, headlands, cliffs and estuarine ecosystems.

The southern margin between Clarks Beach and Papakura includes low-lying rural flatlands, low terraces and rolling topography - deeply indented by various estuarine creeks (Waiuku River, Taihiki and Clarks Creeks, Pahurehure Inlet including Drury Creek) with extensive mangroves and productive intertidal estuarine wetlands.

The western margin of the harbour borders Awhitu Peninsula (a Pleistocene dune feature) with terraces backed by higher and steeper areas. The coastal margin is indented, consisting of a succession of inlets and headlands - particularly to the south of Matakawau and within the Waiuku River. Biologically productive estuarine wetlands commonly occur within the sheltered inlets, with upper reaches often lined with mangroves.

Beaches and coastal cliffs also occur in many areas along the western and southern coasts.

Settlements occur at Clarks, Waiau and Glenbrook beaches. Other villages are scattered, typically traditional bach areas such as Graham's Beach and Matakawau Point. Areas closer to the southern Motorway such as Karaka are also coming under pressure for rural lifestyle development.

However, much of the coast remains relatively free of dwellings in close proximity to the coastline and retains a high level of natural character.

17E.8.2 MANUKAU HARBOUR FRINGE ISSUES

1. Lack of information on coastal flooding and vulnerability to sea level rise.
2. Beach and cliff erosion and slumping in some locations such as Clarks Beach.
3. Coastal protection works in some locations have seriously degraded coastal natural character and amenity.
4. Subdivision, use and development can adversely affect the remaining high natural character that exists in many locations and potentially destroy some areas having outstanding natural character.
5. Limitation of public access to ensure protection of wader bird habitat and Waahi Tapu.
6. Significant cultural sites and places are present which can be adversely affected by development.
7. The Management Area contains agriculture and horticulture activities, mineral extraction sites, rural industry and major industrial activities which may be adversely affected by more intensive settlement patterns and potential reverse sensitivity issues.

17E.8.3 MANUKAU HARBOUR FRINGE OBJECTIVES

1. To preserve and protect the high natural character of the Manukau Harbour shoreline, with particular attention to special areas identified with Outstanding Natural Character.
2. To promote and provide for the enhancement and protection of the identified wader bird habitats and Waahi Tapu areas along the Manukau Harbour shoreline consistent with the enhancement and protection of natural character and wildlife and landscape values.
3. To manage subdivision, use and development in the villages in a way that recognises coastal hazards, natural character and the amenity values of coastal margins and beaches.
4. To avoid subdivision, use and development within critical coastal margins, where there is high natural character, significant landscape or wildlife values and risk of coastal flooding or erosion.
5. To recognise the significance of Clarks Beach (including Waiau Beach and Glenbrook Beach) in the context of the District's growth management.
6. To avoid, remedy or mitigate the adverse effects of reverse sensitivity between agriculture and horticulture activities, rural industry, major industrial activities and countryside living opportunities.

17E.8.4 MANUKAU HARBOUR FRINGE POLICIES

1. Identify the Special Coastal Character Areas on the Planning Maps and provide for their protection. The special character areas are in the following locations:
 - Clarks Beach to Seagrove and Ellets Beach
 - Pollok Spit
 - Awhitu Regional Park and Environs
 - Waipipi Creek Roosts
 - The Western Needles Promontory
 - Kelly's Landing Headland
 - Dickey's Landing Headland / Kauri Point Headland
 - Kauri Road Headland
 - Andrew Pye Road Headland
 - Mako Point Headland
 - Headland between Wattle Bay and Orua Bay
2. Carry out further investigations into coastal flooding and sea level rise, with a view to refining coastal protection setbacks and floor levels for houses.
3. Identify strategic locations for public access to the harbour margins excluding identified wader bird and Waahi Tapu areas.
4. Ensure public access is provided through esplanade and other reserves and that it is vested upon subdivision.

5. Ensure environmental protection, enhancement or restoration is carried out or provided for, in structure planning processes.
6. Promote the establishment of community based beach care groups.
7. Recognise and provide for the protection of Maori cultural values, especially the protection of sites of significance.
8. Provide for the managed and integrated expansion of Clarks Beach through a Structure Plan area that improves infrastructure and services for the existing Clarks Beach, Glenbrook Beach and Waiiau Beach villages.
9. That the presence of agriculture and horticulture activities, rural industry and major industrial activities be included as a relevant consideration in making resource management decisions.
10. Prevent the transfer of Rural Lot Transfers into the Manukau Harbour Fringe Management Area.

17E.8.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR MANUKAU HARBOUR FRINGE MANAGEMENT AREA

1. Protection and enhancement of the wader bird habitats and Waahi Tapu.
2. Enhanced public access to the coast and an increase in esplanade reserves.
3. Sustainable development in conjunction with environmental enhancement.
4. Protection and management in perpetuity of Special Coastal Character Areas.
5. Vibrant and attractive villages.
6. Expansion of Clarks Beach, Glenbrook Beach and Waiiau Beach and the provision of improved infrastructure.
7. The potential for reverse sensitivity issues is recognised in relation to the activities of agriculture and horticulture, rural industry and major industrial activities and the needs and aspirations of new and existing residents.

17E.9 SEABIRD COAST MANAGEMENT AREA
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17E.9.1 DESCRIPTION OF SEABIRD COAST MANAGEMENT AREA

This Management Area is bounded by the Firth of Thames to the east and extends northwards from the entrance of Miranda Stream to just south of Waimangu Point.

In the southern areas, the coast is characterised by a low-lying Chenier Plain (Miranda Chenier Plain), consisting of wave formed shell ridges with intervening lower areas. A similar lowland plain consisting of gravel ridges (known as the Whakatiwai Gravels) is located immediately north. An historic sea cliff fronting old terraces and rolling hill country backs the lowlands.

Sand and shell beaches and the wide intertidal flat of the southern Firth of Thames wetlands, front this coastal margin. This area is nationally and internationally recognised for wildlife values, particularly for migratory waders.

From Kaihua to Waihihi Bay, the coast is composed of the Whakatiwai gravel plain and adjacent rolling topography. There is a greater concentration of built development in this area, including the village of Kaihua and clusters of houses at Whakatiwai and Waihihi Bay.

North of Waihihi Bay, the coast is bordered directly by the lower slopes of the Hunua Ranges and consists of bluffs fronted by narrow gravel beaches.

17E.9.2 SEABIRD COAST ISSUES

The Hauraki Gulf is recognised as an area of National Significance under the Hauraki Gulf Marine Park Act 2000. The Hauraki Gulf Marine Park Drainage Catchment has been mapped in accordance with this Act (refer Schedule 3) and the Seabird Coast Management Area falls within this Drainage Catchment.

1. Low lying coastal land seriously vulnerable to coastal flooding and sea level rise.
2. Severe localised coastal erosion.
3. Miranda Chenier Plain and Whakatiwai gravels have unique scientific importance. The coastal margin retains a high level of naturalness, with active Chenier ridges, but is under threat from human activities (e.g. occasional groynes, an isolated eroding landfill, some shoreline armoring) evident along the coast.
4. The coastal margins and the adjacent intertidal flats of the southern Firth of Thames are an extremely important (RAMSAR recognised) wetland and support extensive populations of migratory waders. Activities on the land can potentially affect this coastal marine area.
5. The Seabird Coast has high visitor numbers and is a key tourist destination. Tourist activities have the potential to adversely affect the environmental qualities people appreciate.
6. There is considerable pressure for subdivision, use and development along the coast, which could adversely affect coastal natural, cultural, landscape and amenity values

17E.9.3 SEABIRD COAST OBJECTIVES

1. To preserve the Kaiaua-Miranda lowlands (including part RAMSAR site bird sanctuary), especially the Chenier Plain and Whakatiwai Gravels and protect them from inappropriate subdivision, use or development.
2. To recognise the opportunities and constraints of tourism and visitor activities in the area and promote eco-tourism options.
3. To recognise the significant Maori cultural and spiritual values associated with the area.
4. To recognise the national significance of the Hauraki Gulf, its islands and catchments and the objectives for management as specified in the Hauraki Gulf Marine Park Act 2000.
5. To manage subdivision, use and development in a way that recognises coastal hazards, natural character and the amenity values of coastal margins and beaches.
6. To protect and enhance coastal ecosystems and habitats, natural character, landscape and geological values.

17E.9.4 SEABIRD COAST POLICIES

1. Consolidate development on existing villages and avoid development sprawl along the coast and its margins.
2. Encourage coastal margin protection and enhancement, especially formal protection of Chenier ridges and Whakatiwai gravels through limited development opportunities inland.
3. Maintain public access to the coast.
4. Enable opportunities for low impact, small scale eco-tourism activities and farm stay accommodation, provided that there is protection of natural coastal values and the seabird habitat areas.
5. In the villages, enable opportunities for visitor-based activities including accommodation, cafés and restaurants provided that their adverse effects can be avoided, remedied or mitigated.
6. Support community initiatives which promote the values of the Seabird Coast.
7. Establish coastal protection setbacks for development which take into account natural character and coastal hazards.
8. Protect the RAMSAR site, Miranda Chenier Plain and Whakatiwai Gravels as Special Character Areas on the Plan maps.
9. The Franklin District Council must when considering an application for a resource consent for the Hauraki Gulf, its islands and catchments, have regard to sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000, in addition to the matters contained in the Resource Management Act 1991.
10. Prevent the transfer of Rural Lot Rights into the Seabird Coast Management Area.

17E.9.5 ANTICIPATED ENVIRONMENTAL RESULTS FOR THE SEABIRD COAST

1. Protection of the internationally recognised RAMSAR site and the Miranda Chenier Plain in perpetuity.
2. Maintenance and enhancement of coastal values.
3. Vibrant and attractive villages.
4. Avoidance and mitigation of coastal hazards.
5. Integrated management of the natural, historic and physical resources of the Hauraki Gulf, its islands and catchments.

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