

## Memorandum

To: All Plan Holders  
 From: Policy and Monitoring Manager  
 Subject: **District Plan Updates 2015**  
 Date: 21 January 2015  
 Ref: TRIM: 15/3505

The following updates have been made to the Whangarei District Plan:

| Change Reference                                                                                                                                                                                                               | Decision Date and Doc Reference                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>ENVIRONMENT</b>                                                                                                                                                                                                             |                                                                                            |
| Correction to Rule 42.4.2 – Lot 1 DP 152653 no long exists and has been subdivided to created Lots 1 and 2 DP 478281.                                                                                                          | Memo 13 January 2015<br>TRIM 15/2389                                                       |
| <b>APPENDIX</b>                                                                                                                                                                                                                |                                                                                            |
| Amendment to Appendix 2 – Heritage Tree No. 314 – Totara - Changed from 6 to 4. To reflect the removal of two trees.                                                                                                           | Notification Assessment:<br>4 December 2014<br>Council Reference:<br>LU1400131 and P050905 |
| Amendment to Appendix 2 – Heritage Tree No. 262 – Pohutukawa – Address changed from 41 to 41A Kauika Road.                                                                                                                     | Email 14 January 2015<br>Authorised by Paul Waanders                                       |
| <b>DESIGNATIONS</b>                                                                                                                                                                                                            |                                                                                            |
| Alteration to designation DE14 (Manaia View School). Change to the purpose of the designation with additional condition.                                                                                                       | Memo 20 June 2014<br>RO1400003 P084209<br>TRIM 14/79443                                    |
| Alteration to designation DE16 (Raurimu Avenue School). Addition of new condition.                                                                                                                                             | Memo 20 June 2014<br>RO1400003 P084209<br>TRIM 14/79443                                    |
| Clarification of exact location of DW98 (Proposed Reserve, Otaika Road). District Plan Maps have been updated.                                                                                                                 | Memo 7 August 2014<br>P052970<br>TRIM 14/79368                                             |
| <b>MAPS</b>                                                                                                                                                                                                                    |                                                                                            |
| Amendment to the northern portion of Lot 1 DP 475688 to exclude it from Schedule 21, according to the adjusted boundary. Amendment to the whole of Lot DP 475688 so that it is governed by the normal Business 2 requirements. | Memo 18 September 2014<br>P127412 SD1400019                                                |
| Lot 23 DP365985 was erroneously zoned 'open space' this has been amended to be Living 1.                                                                                                                                       | Memo 25 August 2014<br>P119089<br>TRIM 14/79463                                            |

All the amendments have been made to the website version of the District Plan and can be downloaded from [www.wdc.govt.nz/DistrictPlan](http://www.wdc.govt.nz/DistrictPlan)

Please update your copy of the District Plan.



Paul Waanders  
**Policy and Monitoring Manager**

**Amended Rule 42.4.2:**

**42.4.2 Building Setbacks**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Construction or alteration of a building is a permitted activity if the building is setback at least:</p> <ul style="list-style-type: none"><li>a) 4.5m from road boundaries, or any building line restriction shown on the Planning Maps; and</li><li>b) 3.0m from any boundary of Business 2 or Business 3 Environment; and</li><li>c) 20.0m from any boundary of a Living, Countryside or Open Space Environment; and</li><li>d) 35.0m from any boundary of a Living, Countryside or Open Space Environment, where the building is in excess of 20.0m in height;</li></ul> <p>Provided always that in relation to the property being Lot 1 &amp; Lot 2 DP 478281 construction and alteration of a building is a permitted activity if the building is setback at least 3 meters from any boundary of the property which is within the Business 4 Environment.</p> <p><b>Note:</b></p> <p>The provisions of Rules 58.2.6 and 59.2.3 also apply to building setbacks.</p> | <p>Construction or alteration of a building that does not comply with a condition for a permitted activity is a restricted discretionary activity.</p> <p><i>Discretion is restricted to:</i></p> <ul style="list-style-type: none"><li>i. The outlook and privacy of adjoining and adjacent properties;</li><li>ii. Shading of adjoining properties;</li><li>iii. Effects on natural character;</li><li>iv. Effects on landscape values;</li><li>v. Effects on heritage values;</li><li>vi. Effects on natural functioning of ecosystems.</li></ul> |
| <p>Provided always and notwithstanding the setback requirements in this Rule, if the activity under consideration is a mineral extraction activity and it is located within a Mineral Extraction Area then the building setback requirements for that activity will be determined in</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Amended Appendix 2:**

|     |                                                           |                      |     |                   |                    |    |
|-----|-----------------------------------------------------------|----------------------|-----|-------------------|--------------------|----|
| 314 | Totara <del>(6)</del> (4)<br>2 Trees removed<br>LU1400131 | Podocarpus totara    | 120 | 8 Parahaki Street | Lot 1 DP<br>30499  | 38 |
| 262 | Pohutukawa                                                | Metrosideros excelsa | 102 | 41A Kauika Rd     | Lot 1 DP<br>202399 | 37 |

## Amended Designations:

|       |                                                             |                                                                                                                     |                                                                                                                       |          |    |                   |
|-------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------|----|-------------------|
| DE 14 | Manaia View School,<br>Murdoch Crescent,<br>Whangarei       | Education Purposes<br>(excluding Tertiary<br>Education Facilities<br>and/or a Teen Parent<br>Unit), with conditions | Lot 23 DP 57406 &<br>Lot 80 DP 103205,<br>Lot 109 DP 83537<br>and Pt Raumanga<br>No 2 Blk (5.6470<br>ha).             | Living 1 | 42 | 1, 2, 5 and<br>11 |
| DE 16 | Raurimu Avenue<br>School<br>36 Raurimu Avenue,<br>Whangarei | Education Purposes<br>(excluding Tertiary<br>Education Facilities<br>and/or a Teen Parent<br>Unit), with conditions | Pts Lot 3 DP<br>46599 Allots<br>337,338 and Pt Lot<br>1 DP 42475 Pt<br>Allot 336 Town of<br>Grahamtown<br>(2.1738 ha) | Living 1 | 46 | 1, 2, 5 and<br>10 |

### **Conditions relating to DE 16:**

Conditions 1, 2, 5 and the following new condition

#### **10. Early Childhood Education Centre (Raurimu Avenue School):**

That the Early Childhood Education Centre operating within the designated area be restricted to the operating hours of 9am to 3pm, Monday to Friday.

### **Conditions relating to DE 14:**

Conditions 1, 2, 5 and the following new condition

#### **11. Early Childhood Education Centre (Manaia View School):**

That the Early Childhood Education Centre operating within the designated area be restricted to the operating hours of 8h45am to 3pm, Monday to Friday.

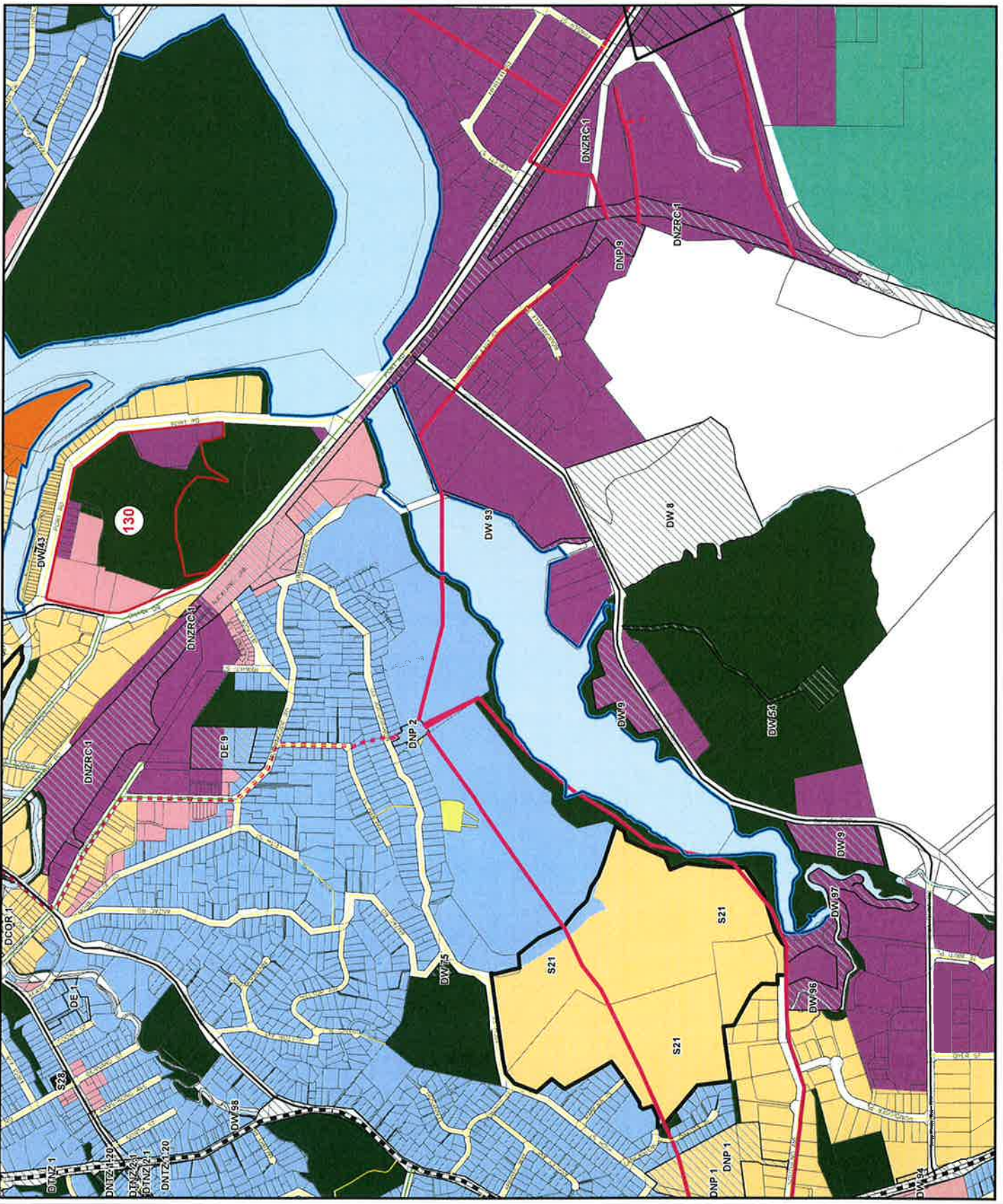


# Environments

- Business 1
- Business 2
- Business 3
- Business 4
- Town Basin
- Port Nikau
- Marsden Point Port
- Airport
- Living 1
- Living 2
- Living 3
- Countryside
- Marsden Primary Centre
- Urban Transition UTE
- Coastal Countryside
- Future Marine Village
- Future Environment
- Open Space
- Scheduled or Overlay Area: S# label
- Croft Timber Overlay
- Kauri Dairy Factory Overlay
- Oil Refinery Overlay
- Portland Overlay
- Headland Farm Park Overlay
- Designation
- Proposed Plan Change
- Rescue Helicopter Flight Path
- Multi Tilt Site
- Indicative Road
- State Highway
- Arterial Road
- Collector Road
- Local Road
- Northpower Tower CEL-Cat1
- National Grid Tower
- Northpower Overhead Critical Line Cel-Cat1
- National Grid Line
- Northpower Critical Overhead Lines CEL
- Northpower Critical Underground Lines CEL
- Coastline

Northpower District Council reserves all rights in this map. This map is not to be used in place of a cadastral survey. Northpower provides this service free of charge.

The codes indicate the map's water pricing (MWS), which also indicates the jurisdictional boundary between the Northpower Regional Council and the Whangarei District Council.





# Environments

- Business 1
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- Business 3
- Business 4
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- Port Nikau
- Marsden Point Port
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- Living 1
- Living 2
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- Countyside
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- Urban Transition UTE
- Coastal Countyside
- Future Marine Village
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Northpower Disclaimer  
 This map is not to be used in place of a cable location survey. Northpower provides this service free of charge.  
 The boundary between the two high voltage (HV) cells, which also indicates the operational boundary between the Northland Regional Council and the Whangarei District Council.

