

Appendices

Appendix A – Definition of indicators from WDC’s Monitoring Strategy

According to the WDC Monitoring Strategy, indicators should be:

- “Policy relevant. Indicators must be able to monitor key outcomes of resource management and environmental policy initiatives, and measure progress toward those goals; for example, anticipated environmental results (AERs) in the district plan.

- Analytically valid. Indicators must be:
 - Measurable
 - Representative of the system being assessed
 - Replicable or reproducible over time
 - Developed within a consistent analytical framework
 - Scientifically credible and robust
 - Helpful in relating causes, effects and responses
 - Responsive to environmental change
 - Able to distinguish between human-induced change and natural variations
 - Predictive
 - Consistent in standards for data collection, analysis and management
 - Statistical integrity

- Cost effective. Indicators should be cost effective in the sense that:
 - Limited numbers of indicators need be selected
 - Existing data and information should be used wherever possible
 - Indicators should be simple to monitor

- Simple and easily understood. Indicators should be simple and easily understood, so that they:
 - Are easy to interpret
 - Clearly display the extent of the issue.”

Appendix B – District Plan provisions relevant to this report.

From Chapter 8 of “Part C – Policies”, page 1:

“Most of the values mentioned in the purpose and principles of the Resource Management Act 1991 (Part II) are potentially affected by subdivision and development. A particular subdivision or development may have both positive and adverse effects.

The effects and implications of subdivision and development for landscapes, ecological sites and biodiversity, historic and cultural heritage, financial contributions and esplanades (among others) are discussed in the chapters of the Plan dealing with these matters. This chapter intends only to give a general overview and must be read with the more specific chapters. The Whangarei Coastal Management Strategy, adopted by Council in September 2002, provides additional guidance on subdivision and development.

Section 6 of the Resource Management Act 1991 refers to ‘inappropriate’ subdivision, use and development. The Whangarei District Plan 2007 includes inappropriate intensity, scale, character and design and inappropriate location in this definition.

Inappropriate subdivision and development can result in increased conflict between activities and adverse effects on the amenity, heritage, landscape and other values of an area, diminished ecosystem functioning and increasing conflict between incompatible land uses, as well as placing additional strains upon services and infrastructure. In rural and coastal areas, it can result in adverse cumulative effects, such as ribbon development and loss of rural and open space character.

On the other hand, some forms of subdivision and development, if well designed and implemented, may serve to maintain or even enhance levels of natural and cultural values within the District. In business and industrial areas, residential development and associated community activities within and adjacent to these areas, can result in adverse reverse sensitivity effects, which can lead to calls for restrictions on the flexibility of business to operate in defined Business Environments.

Subdivision and development are closely related, as subdivision generally enables further development of a particular area of land to occur. Subdivision is therefore a key factor in

determining future land use patterns and an area's character and sense of place and is linked to the land use expectations of land owners. In this Plan, sense of place is considered to be the feeling of attachment and belonging to a particular place or environment and is a balance of both the 'landscape' itself and the values that the community vests in these landscapes.

Most people who buy a vacant site, do so with an expectation of being able to build a house or other building on the site. However, for Maori land in multiple ownership it is recognised that there may be no desire to have a house on each apportioned lot, but to have a Papakainga development in accordance with Maori cultural values.

Subdivision provides an opportunity to construct services such as roading, water supply, sewage disposal, electricity, telecommunications, and storm water in a co-ordinated, efficient manner. Natural hazard identification, potentially affecting the suitability of land for anticipated land uses is also linked to the subdivision process. Servicing of subdivision and development is by no means the only constraint, but it is an important consideration. In regards to waste water disposal, the Council has commissioned a 25-year Waste Water Strategy which outlines areas (particularly coastal) which are likely to require reticulated waste water disposal at later dates.

Subdivision and development can create additional demand for services, including emergency services. These factors need to be appropriately considered and provided for when subdivision and development is contemplated in order to help ensure community health, safety and well-being."

Appendix C – Data

Please note that the “Year” data here refers to the preceding financial year for each item e.g. “2002” refers to the financial year commencing 1 July 2001 and ending 30 June 2002.

For resource consents, subdivision and land use consents, building consents and building consents for new dwellings:

Year	Number of resource consents granted	Number of subdivision consents granted	Number of land use consents granted	Number of new lots created	Number of building consents	Number of building consents for new dwellings
2002	657	419	238	1855	2160	642
2003	474	267	207	1242	2191	783
2004	507	287	220	2650	2445	906
2005	559	318	241	889	2234	837
2006	462	312	160	1075	2341	772

For subdivision consents in different Environments:

Environments	Year				
	2002	2003	2004	2005	2006
	Number of Subdivisions				
Living 1	72	54	71	96	67
Living 2	2	2	2	0	2
Living 3	25	9	22	31	15
Business 1	1	0	2	0	0
Business 2	0	3	3	7	2
Business 3	5	1	2	4	2
Business 4	1	1	5	6	3
Open Space	1	0	0	1	2
Coastal					
Countryside	33	18	17	6	16
Countryside	279	179	163	167	203

For new lots created in different Environments

Environments	Year				
	2002	2003	2004	2005	2006
	Number of new lots				
Living 1	269	210	493	152	320
Living 2	7	4	8	0	0
Living 3	90	81	166	33	100
Business 1	2	0	0	6	4
Business 2	1	10	10	12	5
Business 3	2	1	6	49	7
Business 4	12	2	11	30	10
Open Space	12	6	6	4	7
Coastal					
Countryside	125	55	153	61	23
Countryside	1335	873	1797	542	599