

Conservation Zone (CON)

Overview

The Conservation Zone (CON) identifies areas of open space land primarily managed for the conservation and protection of natural resources. The land is generally in Council or Department of Conservation ownership. Examples of such land include: bush reserves, headlands, natural wetlands and parts of the coastline. The CON provides for the natural, ecological, landscape, cultural and heritage values of these open spaces.

Identifying these areas helps to preserve and define Whangarei's natural character and provides a connection to our natural heritage. These open spaces play a special role in educating residents and visitors and providing recreational opportunities. Often the natural elements and unmodified nature of these areas gives them a sense of wilderness and isolation.

The CON consists of the following New Zealand Reserve Association Park Categories:

- Unmanaged natural park areas
- Unmanaged recreation and ecological linkages
- Unmanaged green space

The CON often has high ecological/biodiversity values and it is therefore appropriate to limit the scale and intensity of activities and development to ensure there are minimal adverse effects and as little modification to the environment as possible. The CON is characterised by minimal buildings and structures, largely undeveloped areas and open expanses of land. Land may have limited public access and infrastructure such as car parks, walking tracks and camp grounds.

Where buildings and improvements are proposed, they should generally relate to conservation and land management, recreation, education, and visitor information. The CON seeks to achieve a high quality built form and signage that responds to the surrounding natural environment resulting in an attractive and vibrant area for residents and visitors. Commercial activities are restricted in the CON to protect the high-quality amenity values of the natural environment.

Objectives

CON-O1 – Natural Environment	Protect and enhance the natural, ecological, landscape, cultural and heritage values of the Conservation Zone.
CON-O2 – Activities and Buildings	Buildings associated with recreational, educational, cultural and conservation activities, complement and not compromise the values and qualities of Conservation Zone.

Policies

CON-P1 – Open Spaces	To identify and protect open spaces that are managed primarily for conservation and have high natural, ecological, landscape, cultural and heritage values.
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CON-P2 – Adverse Effects	To manage adverse effects on the values and qualities of the Conservation Zone by limiting the use, location, scale, and design of buildings.
CON-P3 – Enable Appropriate Structures	To enable structures and platforms in appropriate locations to enhance visitors understanding and experience of natural, cultural and heritage values.
CON-P4 – Limiting Inappropriate Activities	To avoid, remedy and mitigate adverse effects on the values and qualities of the Conservation Zone by managing the scale and nature of activities.
CON-P5 – Manage Activities	To avoid adverse effects on amenity and character of the Conservation Zone by managing activities to ensure that they support ongoing conservation.
CON-P6 – Subdivision	To avoid the fragmentation of CON land where subdivision would not protect high natural, ecological, landscape, cultural and heritage values.
CON-P7 – Subdivision Design and Layout	To protect the natural, cultural and heritage values of the Conservation Zone by managing the design and layout of subdivision.

Rules

CON-R1	Any Activity Not Otherwise Listed in This Chapter	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> Resource consent is not required under any rule of the District Plan, and The activity is not prohibited under any rule of the District Plan, or The activity in accordance with Section 4(3) of the RMA 1991. 	
CON-R2	Building Height	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum building height is 5.5m. 	<p>Activity Status when compliance not achieved: D</p>
CON-R3	Building Setbacks	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> The building complies with the minimum building setback rule of the adjoining Zone closest to the building. 	<p>Activity Status when compliance not achieved: D</p>

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2. The building is set back at least 27m from Mean High Water Springs or the top of the bank of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

CON-R4	Building Height in Relation to Boundary	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The building complies with the minimum height in relation to boundary rule of the adjoining Zone closest to the building. 	<p>Activity Status when compliance not achieved: D</p>
CON-R5	Building Gross Floor Area	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The maximum GFA of any building is 50m². 2. The total cumulative GFA of any buildings is than 15% of the site area. 	<p>Activity Status when compliance not achieved: D</p>
CON-R6	Outdoor Areas of Storage or Stockpiles	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any outdoor area of storage or stockpile complies with rules CON R2 – R5. 2. Any outdoor area of storage or stockpile is screened from view from public places and adjoining Local Commercial, Mixed-Use, Living or Open Space Zones sites. 	<p>Activity Status when compliance not achieved: D</p>

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CON-R7	Indigenous Vegetation Clearance	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The clearance of indigenous vegetation: <ol style="list-style-type: none"> a. Does not exceed 250m² per site within each 10 year period from [operative date]. b. Is not undertaken within 20m of a water body. <p>OR</p> <ol style="list-style-type: none"> c. Is associated with: <ol style="list-style-type: none"> i. Routine maintenance within 7.5m of the eaves of existing buildings: <ol style="list-style-type: none"> a) Including the removal of any tree where any part of the trunk is within the 7.5m distance. b) Excluding damage to the roots or removal of any tree where the trunk is outside the 7.5m distance. ii. Operation, maintenance and repair of existing tracks, lawns, gardens, fences, drains and other lawfully established activities iii. Pest plant removal and biosecurity works iv. Vegetation removal for customary rights v. Conservation planting, including planting for ecological restoration purposes. 	<p>Activity Status when compliance not achieved: D</p>

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CON-R8	Farming	
Activity Status: P		
CON-R9	Residential Unit	
CON-R10	General Retail	
CON-R11	Commercial Services	
CON-R12	Food and Beverage Activities	
CON-R13	Visitor Accommodation	
CON-R14	Place of Assembly	
CON-R15	Recreational Facilities	
CON-R16	Educational Facility	
Activity Status: D		Activity Status when compliance not achieved: NC
Where:		
<ol style="list-style-type: none"> 1. Any combination of activities listed in rules CON-R11 to CON-R16 have: <ol style="list-style-type: none"> a. A cumulative GFA of less than 300m² per site. b. cumulative outdoor area: <ol style="list-style-type: none"> i. Less than 500m². ii. Not located between the front of the building and the road. 		

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CON-R17	Plantation Forestry
CON-R18	Intensive Livestock Farming
CON-R19	Farm Quarrying
CON-R20	Seasonal Activity
CON-R21	Industrial Activities
CON-R22	Supported Residential Care
CON-R23	Retirement Village
CON-R24	Motor Vehicle Sales
CON-R25	Garden Centres
CON-R26	Marine Retail
CON-R27	Drive Through Facilities
CON-R28	Trade Suppliers
CON-R29	Hire Premise
CON-R30	Service Station
CON-R31	Funeral Home
CON-R32	Grocery Store
CON-R33	Entertainment Facilities
CON-R34	Care Centre
CON-R35	Health Care Facilities
CON-R36	Emergency Services
CON-R37	Hospital
Activity Status: NC	