

How the Plan Works (HPW)

The purpose of this chapter is to facilitate the on-going development and use of the District Plan. This section contains information about the use and implementation of the District Plan.

HPW.1 District Plan Rolling Review

1. Introduction

Whangārei District Council intends to manage this Plan as a living document and to ensure its content is responsive to the performance of policies and methods in achieving anticipated environmental outcomes. Changes to the Plan will be sought when:

- (a) Plan effectiveness monitoring identifies the need to enhance progress toward achieving anticipated environmental results.
- (b) Major resource management developments arise such as significant amendments to the Resource Management [Act](#) 1991 or the adoption of national policy statements or national environmental standards by Government that have major implications for the contents of this Plan.
- (c) The results of new scientific work enhance this Plan and make plan provisions more certain for resource users.

The process used to review and change this Plan is set out in the First Schedule of the Resource Management [Act](#) 1991. Given the rapid pace of change in society today it is unrealistic to expect a document conceived and written today to accurately reflect the concerns of the future. The Council therefore proposes to continually review this document, particularly in light of its monitoring responsibilities. Limited resources and the Resource Management [Act's](#) approach mean that some issues need further work and refinement to match the community's expectations identified with the Long Term Council Community Plan. Council intends the Plan to be flexible enough to deal with issues that are raised in relation to new information that comes to light. To address these issues, Council is monitoring the performance of the District Plan.

The Council has identified a number of opportunities for further growth within the District through strategic planning documents such as the Urban Growth Strategy and Structure Plans. In particular the Structure Plans identify opportunities and constraints to growth of the District. These strategic planning documents will be used to guide the Council's evaluation of plan changes to re-zone [land](#) for future development.

The Council must also have regard to strategies prepared under other Acts which have relevance to the review of the District Plan.

2. Expectations

During the term of this rolling review Council will improve both the quantity and quality of information on resources and [effects](#) of activities. This will aid consultation and information sharing, and enable policies and rules to be more focused. This in turn will bring greater certainty and the potential for greater flexibility. The Plan can be changed to reflect these various needs for more effective and efficient resource management.

3. Outcomes Sought

- District Plan shall be streamlined and simplified.
- Policies and rules shall direct consenting process to provide certainty.

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- Comprehensive policies and objectives shall reflect the sustainable management outcomes sought for the respective District Plan Zones and District-Wide Matters.
- District Plan shall address resource management matters only and will cross reference to external legislation as required.
- Some methods shall only be utilised where expressly stated in the relevant Zone Rules Chapter.

HPW.2 New District Plan Structure

Under the Rolling review, the District Plan structure will evolve as and when plan changes are made operative. Accordingly, as the rolling review progresses, some parts of the old District Plan structure will be deleted.

Currently, the District Plan contains the following Parts. When the plan changes progressed under the rolling review become operative, they will be located in one of these Parts.

- Part 1 – Introduction and General Provisions
 - Introducing the District Plan
 - HPW – How the Plan Works
 - Local Authority Cross Boundary Issues
 - Definitions
 - Tangata Whenua
 - Statutory Acknowledgements
 - Financial Contributions Policies
 - Financial Contribution
 - Referenced Documents
- Part 2 – District Wide Matters
 - DGD – District Growth and Development
 - UFD – Urban Form and Development
 - TRA – Transport
 - TWM – Three Waters Management
 - CEL – Critical Electricity Lines and Substations
 - Network Utility Operations
 - NTW – Network Utilities
 - Contaminated Sites
 - Contaminated Sites Rules
 - Natural Hazards
 - Natural Hazard Resource Area Rules
 - HSUB – Hazardous Substances
 - HH – Historic Heritage
 - NPT – Notable and Public Trees
 - Sites of Significance to Maori Resource Area Rules
 - PKH – Papakāinga Housing
 - Indigenous Vegetation and Habitat
 - Riparian and Coastal Margins
 - Water Bodies
 - Esplanade Priority Resource Area Rules
 - LAN – Landscapes and Features
 - SUB – Subdivision
 - CA – Coastal Area
 - EARTH – Earthworks
 - LIGHT – Lighting
 - NAV – Noise & Vibration
 - SIGN – Signs

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- MIN – Minerals
- Part 3 – Area Specific Matters
 - LLRZ – Large Lot Residential Zone
 - LRZ – Low Density Residential Zone
 - GRZ – General Residential Zone
 - MRZ – Medium Density Residential Zone
 - RPZ – Rural Production Zone
 - RLZ – Rural Living Zone
 - RVZ – Rural Village Zone
 - RUEZ – Rural (Urban Expansion) Zone
 - SRIZ – Strategic Rural Industries Zone
 - LCZ – Local Centre Zone
 - NCZ – Neighbourhood Centre Zone
 - COMZ – Commercial Zone
 - MUZ – Mixed-use Zone
 - CCZ – City Centre Zone
 - LIZ – Light Industrial Zone
 - HIZ – Heavy Industrial Zone
 - NOSZ – Natural Open Space Zone
 - OSZ – Open Space Zone
 - SARZ – Sport and Active Recreation Zone
 - AIRPZ – Airport Zone
 - HOSZ – Hospital Zone
 - PORTZ – Port Zone
 - MPC – Marsden Primary Centre
 - REZ – Ruakaka Equine Zone
 - WZ – Waterfront Zone
 - SCZ – Shopping Centre Zone
 - PREC – Precincts
 - Port Nikau Development Area
 - Designations – About Designations
 - Designations – Chorus
 - Designations – First Gas Ltd
 - Designations – KiwiRail Holdings Ltd
 - Designations – Kordia Ltd
 - Designations – Meterological Services of New Zealand
 - Designations – Minister of Corrections
 - Designations – Minister of Courts
 - Designations – Minister of Education
 - Designations – Minister of Police
 - Designations – New Zealand Transport Agency
 - Designations – Northland Regional Council
 - Designations – Northpower Limited
 - Designations – Radio New Zealand Limited
 - Designations – Refining New Zealand
 - Designations – Spark New Zealand
 - Designations – Transpower New Zealand Limited
 - Designations – Whangarei District Council
- Part 4 – Appendices
 - Appendix 4 – Sites of Significance to Maori
 - Appendix 5 – Esplanade Priority Areas
 - Appendix 8a – Use, Storage and On-Site Movements of Hazardous Substances
 - Appendix 8b – Use, Storage and On-Site Movements of Hazardous Substances – Procedures

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- Appendix 8c – Base Quantities for Use and Storage of Hazardous Substances
- Appendix 8d – Rating Criteria for Storage of Hazardous Substances

HPW.3 How to use this District Plan

The District Plan is driven by the planning maps that show where the different zones and district wide matters apply. Not all district wide matters are mapped.

There are different rules that will apply to these zones and district wide matters that will tell you what activities you can do without a resource consent (eg: Operate a business); and then how you can do it (eg: How tall can my **building** be? Can I subdivide?) A resource consent is required when what you want to do is not a permitted activity.

The activity status is a category that determines whether a resource consent is required and what will be considered when the Council decides if a resource consent application can be approved and what conditions should apply to an approval.

1. Planning Maps

The District Plan planning maps are comprised of three series:

- Zone Map Series
- District Wide Matters – Resource Area Map Series
- District Wide Matters – Coastal Area Map Series

2. District Plan Text

As part of the Rolling Review the District Plan Chapters will be structured in the following way:

Issues

Chapters will contain an “Issues” section with a high-level description of the Chapter/Zone.

Objectives

XXX-O1 – [Objective Title]
(e.g. CCZ-O1 – Amenity)

Chapters will contain objectives within the red text box. Objectives are presented as “Chapter Acronym-O# – ‘Objective title’” in the left column with the Objective text in the right column.

Policies

XXX-P1 – [Policy Title]
(e.g. CCZ-P1 – Character)

Chapters will contain policies within the green text box. Policies are presented as “Chapter Acronym-P# – ‘Policy title’” in the left column with the Policy text in the right column.

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Rules	
XXX-R1	Rule Title (e.g. Building Height)
Where relevant, chapters will contain rules in blue, purple and red boxes. Rules are presented as “Chapter Acronym-R# – ‘Rule title’” in the top row with the Rule text in the following rows. The ‘Rule Title’ forms part of the rule and should be read along with the Rule text. Generally, built form rules are listed first with activity rules following. The Rule text uses the following format:	
Activity Status: [Insert activity status where the below rule details are complied with]	Activity Status when compliance not achieved: [Where relevant, insert activity status where the rule details are not complied with.]
Where:	
1. [Insert rule detail] (e.g. The maximum building height is 8m)	
XXX-R2	Permitted Rules
Any Permitted rules will be contained in green-blue boxes.	
XXX-R2	Controlled Rules
Any Controlled rules will be contained in light blue boxes.	
XXX-R3	Restricted Discretionary Rules
Any Restricted Discretionary rules will be contained in medium blue boxes.	
XXX-R3	Discretionary Rules
Any Discretionary rules will be contained in dark blue boxes.	
XXX-R4	Non-Complying Rules
Any Non-Complying rules will be contained in purple boxes.	
XXX-R5	Prohibited Rules
Any Prohibited Rules will be contained in red boxes.	
XXX-REQ1	Information Requirements
Where relevant, any information that is required to be provided along with a resource consent application will be contained in green boxes.	

3. Plan Provisions

The Plan uses five main types of plan provisions:

District Wide Matters Rules

District-wide provisions, including the Urban form and Development and District Growth and Development objectives and policies, apply to the use and development of natural and physical resources across Whangārei District regardless of the zone in which they occur.

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District-wide provisions cover [natural resources](#), [infrastructure](#), environmental risk, subdivision and temporary activity matters. District-wide provisions generally apply more restrictive rules than the zone or precinct provisions that apply to a [site](#), but in some cases, they can be more enabling.

District Wide Matters Overlay Rules

Overlays manage the protection, maintenance or enhancement of particular values associated with an area or resource. Overlays can apply across zones and precincts, and overlay boundaries do not generally follow zone or precinct boundaries. Overlays also manage specific planning issues, such as addressing [reverse sensitivity effects](#) between different [land](#) uses.

Overlays generally apply more restrictive rules than the District-wide, zone or precinct provisions that apply to a [site](#), but in some cases, they can be more enabling. Overlay rules apply to all activities on the part of the [site](#) to which the overlay applies unless the overlay rule expressly states otherwise.

Zones

Zones manage the way in which areas of [land](#) are to be used, developed or protected. The spatial application of zones generally identifies where similar uses and activities are anticipated. Zones are identified on the planning maps.

Precincts

Precincts enable local differences to be recognised by providing detailed place based provisions which can vary the outcomes sought by the zone or District-wide provisions, and can be more restrictive or more enabling. In certain limited circumstances the rules in a precinct vary the controls of an overlay, either by being more restrictive or more enabling. However, the general approach is that overlays take precedence over a precinct.

Development Areas

A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future [land](#) use or development. Development areas may apply across multiple zones. The provisions for development areas are located in the development area chapter of the District Plan.

Guidelines and Standards

Standards and Guidelines provide supporting information to assist applicants. Documents containing guidance on topics such as urban design, landscape design or engineering practice and design solutions may be considered to be acceptable means of compliance for relevant standards within the District Plan. In this context they may be used for setting conditions of resource consent for subdivision and development. The content may be amended from time to time to reflect best practice and new technologies, and where a more recent version has been adopted by Council this shall be referred to.

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4. Activity Status

The Resource Management [Act](#) 1991 provides for activities to be classified as set out below. The classification of an activity is usually referred to as its activity status. The class or status of an activity determines the nature and extent of matters that must be considered for consenting. The class or status of an activity does not determine whether an application for consent will be notified or not.

There is a hierarchy of the classes in terms of both the basis for assessment and the nature of conditions that may be imposed on any grant of consent. The hierarchy runs from the most enabling permitted status to the most restrictive prohibited status. The Plan has been prepared on the basis of this classification and consenting hierarchy. The following statements are provided to assist users of the Plan to understand how this hierarchy has been applied.

Permitted activity

No resource consent is required for a permitted activity and the activity is allowed as of right. The activity may be subject to permitted activity standards which must be objectively certain and not subject to a discretionary assessment. Exceedance of a permitted activity standard normally results in the activity being considered as a restricted discretionary activity.

Activities are classed as permitted where the character, intensity and scale of their [effects](#) are expected to be in keeping with the quality of the existing [environment](#) or the relevant objectives and policies of the relevant zone or precinct.

Controlled activity

Resource consent is required for a controlled activity, but the Council must grant consent and only has power to impose conditions on the consent in relation to those matters over which control is reserved by the Plan or a national environmental standard. The activity may be subject to controlled activity standards. Exceedance of a controlled activity standard normally results in the activity being considered as a restricted discretionary activity.

Activities are classed as controlled where the activity is in keeping with the existing [environment](#) and the likely [effects](#) are well understood and able to be avoided, remedied or mitigated by conditions.

Restricted discretionary activity

Resource consent is required for a restricted discretionary activity. Consent may be either granted or refused, but only for reasons which are relevant to the matters stated in the Plan or a national environmental standard over which the discretion can be exercised. The activity may be subject to restricted discretionary activity standards. If consent is granted, then any conditions of consent may only be in relation to the matters stated in the Plan or a national environmental standard.

Activities are classed as restricted discretionary where they are generally anticipated in the existing [environment](#) and the range of potential adverse [effects](#) is able to be identified in the Plan, so that the restriction on the Council's discretion is appropriate.

Discretionary activity

Resource consent is required for a discretionary activity and may be granted or refused for any relevant resource management reason. An application for resource consent for a

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discretionary activity will be fully assessed in terms of the relevant provisions of the Plan, including all relevant objectives and policies, and the Resource Management [Act](#) 1991.

Activities are classed as discretionary where they are not generally anticipated to occur in a particular [environment](#), location or zone or where the character, intensity and scale of their environmental [effects](#) are so variable that it is not possible to prescribe standards to control them in advance. A full assessment is required to determine whether the activity, subject to any conditions, would be appropriate in terms of the provisions of the Plan, the [effects](#) of the activity on the [environment](#) and the suitability of the proposed location.

Non-complying activity

Resource consent is required for a non-complying activity. As threshold matters, the proposal must be assessed to determine whether its adverse [effects](#) on the [environment](#) will be no more than minor or whether it will not be contrary to the objectives and policies of the Plan. If the proposal is found not to breach one or other of those thresholds, then its merits may be considered on a broadly discretionary basis and consent may be granted (with or without conditions) or refused. If it is found to breach both thresholds, then consent must be refused.

Activities are classed as non-complying where greater scrutiny is required for some reason. This may include:

- where they are not anticipated to occur; or
- where they are likely to have significant adverse [effects](#) on the existing [environment](#); or
- where the existing [environment](#) is regarded as delicate or vulnerable; or
- otherwise where they are considered less likely to be appropriate.

Prohibited activity

An activity which is classed as prohibited cannot be the subject of an application for resource consent. Any proposal for a prohibited activity must first be the subject of a plan change to change the activity status (either generally or in respect of a particular proposal) to one of the other classes of activity.

Activities are classed as prohibited where they are expected to cause significant adverse [effects](#) on the [environment](#) which cannot be avoided, remedied or mitigated by conditions of consent or otherwise where it may be appropriate to adopt a precautionary approach.

HPW.4 Interpretation Rules

General

HPW-R1 Applications on sites with multiple zones, overlays or precincts or on parts of sites

1. Where a proposal will take place:
 - a. In two or more zones; or
 - b. Where two or more overlays apply to it; or
 - c. On a [site](#) which is partially affected by an overlay or a precinct;

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then the proposal must comply with the overlay, zone and precinct rules applying to the particular part of the site in which the relevant part of the proposal is located.

2. Where an activity is subject to a precinct rule and the activity status of that activity in the precinct is different to the activity status in the zone or in the district-wide matter rules, then the activity status in the precinct shall over ride the activity status in the zone or district-wide matter rules, whether that activity status is more or less restrictive. Overlay provisions apply in addition to zone or precinct provisions, unless it is stated otherwise in the rules.

HPW-R2 Applications for more than one activity

Where

1. A proposal:
 - a. Consists of more than one activity specified in the Plan; and
 - b. Involves more than one type of resource consent or requires more than one resource consent; and
 - c. The effects of the activities overlap;the activities may be considered together.
2. Different activities within a proposal are subject to different parts of the Plan, each activity, will be assessed in terms of the objectives, policies and rules which are relevant to that activity.
3. Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

HPW-R3 Activities to be Read in Conjunction with Activity Table Headings

1. Each activity listed in an activity table must be read, interpreted and applied in conjunction with the relevant heading or sub-heading of the part of the activity table in which it is listed.
2. Each proposal must be assessed against all relevant rules and activity table headings.

HPW-R4 Numerical Limits

1. Where any rule specifies a numerical limit using the words “up to” or “greater than”, those words must be read to mean:
 - a. The words “up to” in relation to a number include that number; and
 - b. The words “greater than” in relation to a number do not include that number.

HPW-R5 Fractional Amounts

1. Where the calculation of any number, area or volume required by a rule results in a fractional amount:
 - a. Any fraction that is less than one-half will be disregarded and the amount of the number, area or volume will be rounded down; and

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- b. Any fraction of one-half or more will be counted as one and the amount of the number, area or volume will be rounded up.
2. If there are different activities within a single proposal and more than one activity requires, for the same purpose, the calculation of a number, area or volume, then all such activities must be taken together prior to any calculation and rounding.

HPW-R6 Zoning of Roads, Railways and Rivers

1. All public roads (including state highways), railways and rivers are zoned, although they are not coloured on the planning maps to avoid confusion. Roads, railways and rivers are zoned the same as the zoning of adjoining sites. Where a different zone applies on either side of the road, railway or river then the zoning will apply to the centreline of the road, railway or river.

HPW-R7 Application of Activity Definitions

1. Where an activity could be captured by more than one definition grouping classification, the most specifically defined activity and most specific rule shall override the more general definition and rule.

HPW-R8 Assessment of Discretionary Activities

1. When assessing resource consent applications for discretionary land use and subdivision activities the assessment shall include (but is not limited to) the following matters (where relevant):
 - a. The potential for reverse sensitivity effects on existing lawfully established activities and any measures proposed to avoid remedy or mitigate those effects.
 - b. The nature and location of the activity, the type and frequency of use and hours of operation.
 - c. Effects on amenity values, existing residences, visual amenity, outlook and privacy, availability of daylight, and shading.
 - d. Effects of dust, odour and other nuisance.
 - e. Effects on natural character, landscape and historic heritage values, skylines and ridges, land stability and the natural functioning of ecosystems.
 - f. Visibility from the road, road frontage domination, location of buildings, scale and bulk in relation to the site, built characteristic of the locality, colour and design of buildings, major structures and landscaping.
 - g. The cumulative effects of signs and the orientation, strength, intensity, colour and frequency of flashing of signs.
 - h. The effects of land use and subdivision on the relationship of tangata whenua with their ancestral lands, sites, water, wāhi tapu and other taonga.
 - i. The number, need, availability, location, design and suitability of parking spaces, on-site manoeuvring, queuing spaces, loading areas and access.

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- j. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential effects on the accessibility and safety of transport networks.
- k. The convenience and safety of disabled persons and consideration of alternative provision for disabled persons access to the site.
- l. The design, standard, lengths, distance between, number and construction of and alternative location of vehicle crossings, internal access and private access ways.
- m. Effects on the amenity of the locality, increase in exposure to noise, dust and stormwater runoff as a result of parking, access or road design.
- n. The need for forming or upgrading roads, level crossings and other traffic control measures in the vicinity due to increased traffic from the proposed land use or subdivision.
- o. The need for footpaths/cycleways and kerb and channel on roads, arising from a subdivision or land use.
- p. The necessity for street lights and the spacing and height of the lights.
- q. The efficient provision of services to the land being subdivided, and to nearby land that might be subdivided in future.
- r. The water system's ability to ensure an adequate supply of potable water and the ability to meet firefighting requirements, to accommodate anticipated flows, and withstand pressures and loads.
- s. The stormwater system's ability to protect property and the environment from the adverse effects of surface water and its ability to accommodate the anticipated flows and withstand the anticipated loads.
- t. The capacity, availability and accessibility of any Council wastewater system to serve the proposed subdivision and the proposed system's ability to treat sewage and the ability to accommodate anticipated flows and withstand the anticipated loads.
- u. The necessity, extent and location of earthworks, the proposed type of machinery to be used and the hours of operation, potential adverse effects to ecological, historic heritage and landscape values and effects on water bodies including indigenous wetlands.
- v. The potential for reverse sensitivity effects on existing lawfully established activities and any measures proposed to avoid remedy or mitigate those effects.
- w. The effects of and functional need of places of assembly to locate within the Rural Production Zone.
- x. The effect of and functional need of emergency services to locate within any zone.
- y. The impact on the transport network, taking into account the two-tier transport network hierarchy.

Subdivision

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HPW-R9 Additional Matters Over Which Control Has Been Reserved or Discretion Restricted:

1. The following matters shall apply in addition to any matters of control or matters to which discretion is reserved in the Subdivision Chapter:
 - a. [Financial contributions](#) in the form of money or [land](#), or a combination of these.
 - b. Bonds or covenants, or both, to ensure performance or compliance with any conditions imposed.
 - c. Works or services to ensure the protection, restoration or enhancement of any natural or physical resource, including (but not limited to) the creation, extension or upgrading of services and systems, planting or replanting, the protection of Significant Ecological Areas or any other works or services necessary to ensure the avoidance, remediation or mitigation of adverse environmental [effects](#).
 - d. Administrative charges to be paid to the Council, in respect of processing applications, administration, monitoring and supervision of resource consents, and for the carrying out of the Council's functions under Section 35 of the Resource Management [Act](#) 1991.
 - e. The duration of a resource consent, under Section 123 of the Resource Management [Act](#) 1991.
 - f. Lapsing of a resource consent, under Section 125 of the Resource Management [Act](#) 1991.
 - g. Change and cancellation of a consent, under Sections 126 and 127 of the Resource Management [Act](#) 1991.
 - h. Notice that some, or all conditions, may be reviewed at some time in the future, under Section 128 of the Resource Management [Act](#) 1991.
 - i. Whether any subdivision consent should attach to the [land](#) to which it relates, and be enjoyed by the owners and occupiers for the time being, under Section 134 of the Resource Management [Act](#) 1991.
 - j. The matters on which conditions can be imposed under Section 220 of the Resource Management [Act](#) 1991. These include: [esplanade reserves](#) and [strips](#), amalgamation of [land](#), holding parcels in same ownership, design of structures, protection against natural hazards, filling and compacting of [land](#), and creation or extinguishing of easements.
 - k. Consent notices to secure compliance with continuing conditions, under Section 221 of the Resource Management [Act](#) 1991.
 - l. The design, size, shape, gradient and location of any [allotment](#).
 - m. The location of vehicle crossings, [access](#) or rights-of-way and proposed [allotment](#) boundaries so as to avoid ribbon development.
 - n. Location of existing [buildings](#), [access](#) and manoeuvring, and private open space.
 - o. The location of proposed [allotment](#) boundaries and [building areas](#) so as to avoid potential conflicts between incompatible [land](#) use activities, including [reverse sensitivity effects](#).

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- p. The location of proposed [allotment](#) boundaries, [building areas](#) and [access](#) ways or rights-of-way so as to avoid [sites](#) of [historic heritage](#) including Sites of Significance to Māori.
- q. The provision, location, design, capacity, connection, upgrading, staging and integration of [infrastructure](#), and how any adverse [effects](#) on existing [infrastructure](#) are managed.
- r. In the Rural (Urban Expansion) Zone, the protection of [land](#) within the proposed [allotments](#) to allow [access](#) and linkages to adjacent [allotments](#) for future [infrastructure](#).
- s. The provision of reserves, including [esplanade reserves](#) and [strips](#).
- t. Avoidance or mitigation of natural or man-made hazards.
- u. The extent to which the subdivision avoids adverse [effects](#) on significant flora and fauna habitats, including methods of weed and pest management and measures to control cats and dogs.
- v. Those matters described in sections 108 and 220 of the Resource Management [Act](#) 1991.
- w. The safe and efficient movement of people and vehicles including traffic manoeuvring, pedestrians and cyclists, and the potential [effects](#) on the accessibility and safety of transport networks.
- x. The potential for [reverse sensitivity effects](#) on existing lawfully established activities and any measures proposed to avoid remedy or mitigate those [effects](#).
- y. The impact on the transport network, taking into account the two-tier transport network hierarchy.

HPW-R10 Cross Leases, Company Leases and Unit Titles:

1. Any subdivision of [land](#) by way of cross lease, company lease or unit title shall comply with the relevant zone provisions. In all staged cross-lease subdivisions, provision shall be made for servicing the [building](#) or [buildings](#), subject to the cross-lease application and all possible future [buildings](#) on the [site](#).

HPW-R11 Limited Access Roads

1. Approval will be required from either the Council or the New Zealand Transport Agency, for a subdivision or new [land](#) uses proposing [access](#) to any [road](#), including a state highway declared as a limited [access road](#) pursuant to the provisions of the Local Government Act 1974 or the Government Rounding Powers Act 1989. An indication in writing, of any restrictions or conditions, from either the Council or the New Zealand Transport Agency, as relevant, should be obtained before an application for subdivision or [land](#) use consent is lodged with the Council.

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