

Appendix 3 – Officers Recommended Amendments to the Settlement Chapter

Notes:

- The recommended changes to definitions made by reporting officers from earlier hearings are shown in blue underline (for additions) and strikethrough (for deletions) with a footnote recording which hearing the recommendation was made. This document includes recommendations for definitions up to Hearing 11 and was last updated on 6 June 2025.
- Reporting officers recommended changes to definitions from Hearing 17 (Sweep Up) are shown in black bold underline (for additions) and strikethrough (for deletions).

Overview

The district has a large number of small rural and coastal settlements. The National Planning Standards have identified the Settlement zone as being appropriate for 'areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or the coastal environment. This definition applies to settlements of varying sizes and mixes of activities, including larger settlements such as Okaihau through to smaller settlements such as Jacks Bay. It is acknowledged that at Matauri Bay there is a Council Owned and operated reticulated wastewater network which services all approved lots in the stage 1 and 2 Matauri Bay subdivision under RC 2060901.

A defining feature of settlements in the Settlement zone is that they are neither supported, nor plan to be supported, by a Council reticulated wastewater network. In addition, most settlements do not have reticulated water supply and are not connected to a reticulated stormwater network. It is expected that these settlements will have limited development potential due to this lack of infrastructure as the need to provide most, if not all, services on-site will prevent urban scale intensification. The character and amenity values of each settlement differs depending on its location, the range of activities in the settlement and the role of the settlement in servicing the surrounding area. It is expected that the individual characteristics of each settlement will be recognised in the preparation and assessment of any resource consent application. Most of the settlements are located in a rural setting adjoining the Rural Production zone, which means reverse sensitivity effects also need to be managed at this interface.

Larger settlements provide commercial, community and industrial services for the surrounding rural community and the travelling public. These non-residential activities are usually small scale such as schools, medical centers, halls, marae, food outlets and service stations. They play a major role in the community such as providing a source of employment, education healthcare and as social meeting places.

Some settlements are located in the coastal environment and only support a cluster of residential activities, which may have small to medium scale visitor accommodation (such as camping grounds, motor camps and holiday rental homes) and also recreational facilities. Due to their coastal location some of these settlements have small resident populations that rise substantially over summer months with the influx of holidaymakers.

There are settlements such as Te Tii where the land tenure is predominantly Māori land, as defined in Te Ture Whenua Māori Act 1993. The majority of the land in these settlements will be zoned Māori Purpose zone, however residual land in the settlement that is in general title and therefore not eligible to have the Māori Purpose zone applied has been zoned Settlement zone. This ensures that all land in a settlement has an appropriate development framework, regardless of land tenure.

Council has a responsibility under the RMA, the NPS-UD and the Northland Regional Policy Statement to ensure that there is sufficient land, integrated with infrastructure networks, for housing and business to meet the expected demands of the district. If land in the Settlement zone is connected to a Council reticulated wastewater network system in the future, then a plan change will be undertaken at that time to determine if the settlement should be rezoned as an urban environment.

RSZ-R3	Residential activity	
Settlement zone	Activity status: Permitted Where:	Activity status where compliance not achieved with PER-1: Discretionary
	<p>PER-1 The site area per residential unit is at least 3,000m².</p> <p>This rule does not apply to:</p> <ul style="list-style-type: none"> i. a single residential unit located on a site less than 3,000m². ii. a minor residential unit constructed in accordance with rule RSZ-R10¹¹. i. a single residential unit located on a site approved by RC 2060901 at Matauri Bay 	<p>Where:</p> <p>DIS-1: The site area per residential unit is at least 1,500m².</p> <hr/> <p>Activity status where compliance not achieved with DIS-1: Non-complying</p>

⁸ Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from the Rural Wide Issues and RPROZ report

⁹ Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from Puketotara Lodge (S481.003)

¹⁰ Consequential amendment under clause 10(2)(b), Schedule 1, RMA resulting from the Rural Wide Issues and RPROZ repo

Coastal environment

CE-R1	New buildings or structures, and extensions or alterations to existing buildings or structures	
Coastal environment	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 If a new building or structure is located in the <u>General Residential Zone, Mixed Use Zone, Light Industrial Zone, Russell / Kororareka Special Purpose Zone, Māori Purpose Zone – Urban, Oronga Bay Zone, Hospital Zone, or Kauri Cliff SPZ - Golf Living Sub-Zone</u>,³³ Māturi Bay subdivision approved by RC2060901 an urban zone it is:</p> <ol style="list-style-type: none"> 1. <u>is</u> no greater than 300m²; <u>and</u> 2. <u>is</u> located outside high or outstanding natural character areas; <u>and</u> 3. <u>complies with</u>: <ol style="list-style-type: none"> a. <u>CE-S1 Maximum height</u>; b. <u>CE-S2 Colour and materials</u>; <u>and</u> c. <u>CE-S4 Setbacks from MHWS</u>. <p>PER-1(1) does not apply to: the Mixed-Use Zone, Light Industrial Zone, Māori Purpose Zone – Urban and Hospital Zone within the following settlements: <u>Coopers Beach, Mangonui, Opuā, Paihia and Waitangi, Rawene, and Russell / Kororareka</u>.³⁴</p> <p>PER-2 If a new building or structure <u>is not located within any of the zones referred to in PER-1 an urban zone</u> it is:</p> <ol style="list-style-type: none"> a. <u>ancillary to farming activities (excluding a <u>is not used for a residential activity unit</u>)</u>;³⁵ b. <u>is</u> no greater than: 	<p>Activity status where compliance not achieved with PER-1 <u>and</u> PER-2: <u>Controlled Discretionary (inside a high natural character area)</u> <u>Non-complying (inside an outstanding natural character area)</u></p> <p>CON-1 <u>The building is a residential unit or a minor residential unit on a defined building platform, where the defined building platform has been identified through a professional landscape assessment and approved as part of an existing or implemented subdivision consent.</u></p> <p>CON-2</p> <ol style="list-style-type: none"> a. <u>The building is for a residential unit or a minor residential unit within the Māori Purpose Zone or Treaty Settlement Overlay; and</u> b. <u>It is located outside an outstanding natural character area or a high natural character area</u>.³⁸ <p><u>The matters of control are:</u></p>