

# **rules conservation zone**

---

## **COr**            **Rules**

---

### **COr.1**            **Rule table - rules**

---

This section and the Rule Tables that follow contain rules applicable in this Zone.

Note also that there may be relevant District-wide rules that appear in the Appendices. These rules will be linked to the Zone rules either by direct reference from within the Zone rules, through definitions, or through overlays or other notations on the maps. These rules must also be complied with.

### **COr.2**            **Prohibited activities**

---

The following activities are prohibited activities for which no resource consent shall be granted:

- a) Use, storage, or disposal of radioactive material with an activity exceeding 1000 terabecquerels.

### **COr.3**            **Permitted activities**

---

A permitted activity is one that is allowed without a resource consent if it complies with the conditions specified in the “permitted” column of the Rule Table. In this Zone, permitted activities also include all land uses that are not specifically mentioned in the rules.

Certain permitted activities are subject to a condition for the payment of Financial Contributions of the amounts, and for the purposes, set out in Chapter 6. This condition is additional to any conditions mentioned in the rules, and may be the only condition in the case of activities not otherwise mentioned in the rules. The permitted activities subject to a condition for financial contributions are:

- a) Building work
- b) Connection to the Council’s water supply system
- c) Connection to the Council’s sewerage system for the purpose of disposing of trade waste
- d) As provided in rules

### **COr.4**            **Controlled activities**

---

A resource consent is required for a controlled activity. (See Chapter 3 for a fuller description of controlled activities.) Controlled activities must comply with the standards and terms set out in the “controlled” column of the Rule Table. Consent will usually be granted for a controlled activity. Conditions may be imposed on the matters stated in the column as matters that control is reserved over. These matters are also relevant to the assessment of effects to be supplied by the applicant for a resource consent. (See rule COr.8 below regarding further matters of control.)

### **COr.5**            **Discretionary activities/restricted discretionary activities**

---

A resource consent is required for a discretionary activity. (See Chapter 3 for a fuller description of discretionary activities.) Discretionary activities must comply with the standards and terms set out in the “discretionary” column of the Rule Table. The Council has discretion to grant or refuse consent. The matters stated in the “assessment criteria” column of the Rule Table will guide assessment of effects and conditions, but do not restrict the Council’s discretion. Conditions of any type authorised by the Act (including financial contributions under Chapter 6) may be imposed on discretionary activities.

Some discretionary activity rules state that discretion is restricted. In these cases, the Council may refuse consent, or impose conditions only in respect of the matters stated in the discretionary column as matters that discretion control is restricted to. These matters are also relevant to the assessment of effects to be supplied by the applicant for a resource consent. (See rule COr.8 below regarding further matters of restricted discretion.)

Note that some non-complying activities may also be listed within the “Discretionary” column. Where this occurs the column has been headed “Discretionary/Non-complying”.

---

**COr.6 Non-complying activities**

---

A resource consent is required for a non-complying activity. (See Chapter 3 for a fuller description of non-complying activities.) Non-complying activities mostly arise where activities do not comply with the standards and terms set out in the “discretionary” column of the Rule Table. A direct statement of non-complying activities may also appear in the rules. The Council has discretion to grant or refuse consent and is required to refuse in certain circumstances (see Chapter 3). Conditions of any type authorised by the Act (including financial contributions under Chapter 6) may be imposed on non-complying activities.

---

**COr.7 Scheduled sites**

---

Any activity listed in a Schedule following the Rule Table shall comply with the rules set out in that Schedule.

---

**COr.8 Controlled activities and restricted discretionary activities**

---

In the Rule Tables every controlled activity, and every discretionary activity where discretion is restricted, contains a list of matters over which control is reserved, or discretion is restricted. The matters listed below are additional matters applicable to every controlled activity and restricted discretionary activity. They are stated here, rather than repeated in Rule Tables, in order to save space.

Matters over which control is reserved or discretion restricted:

- COr.8.a** Financial contributions in the form of money, land, works or services, or a combination of these. (See Chapter 6), and
- COr.8.b** Bonds or covenants or both, to ensure performance or compliance with any conditions imposed, and
- COr.8.c** 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 Act, and
- COr.8.d** The duration of a resource consent, under section 123 of the Act, and
- COr.8.e** Lapsing of a resource consent, under section 125 of the Act, and
- COr.8.f** Change and cancellation of a consent, under sections 126 and 127 of the Act, and
- COr.8.g** Notice that some or all conditions may be reviewed at some time in the future, under section 128 of the Act, and
- COr.8.h** Whether any land use or 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 Act.

---

**COr.9 Regional rules, and regional and district rules**

---

In the Rule Tables, a number of rules are indicated as being Regional rules, or Regional and District Rules. These are rules that derive in total or in part from the regional functions of the Council. Regional rules have a different impact on matters such as designations (which must comply with regional rules) and existing use rights, which are much more limited in respect of regional matters. See sections 176 (Effect of a designation), 10 (Certain existing uses in relation to land protected), 10A, 10B, and 20 (Certain existing lawful activities allowed) of the Resource Management Act 1991.

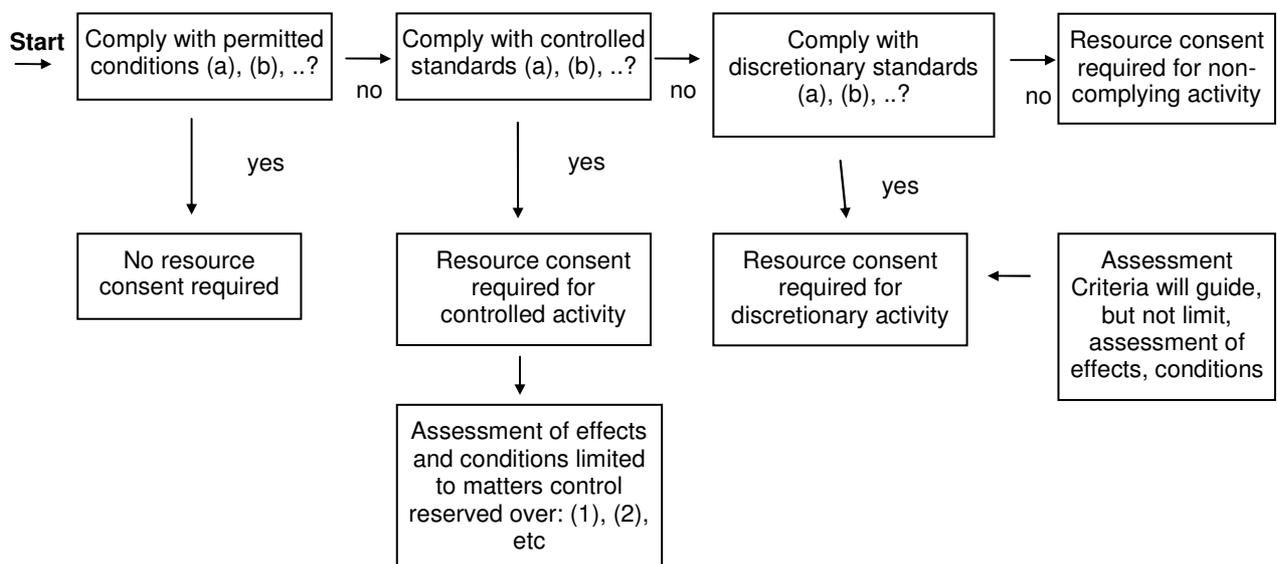
## COr.10 Reading the rule table

Each row of the Rule Table presents rules that regulate or allow one activity, or type of activity, or effect. Read along the row from left to right to determine whether a proposed activity is permitted, controlled, discretionary or non-complying. This progression across the Rule Table is called a “cascade.” (See flow chart below.)

If an activity satisfies the conditions stated in the permitted activity column, then it is permitted. If not, look to the next column (controlled). If it satisfies the standards and terms in the controlled column, it is a controlled activity. If not, then look at the next column (discretionary) to see if it fits the standards and terms stated there. If the activity satisfies the standards and terms in the discretionary column it is discretionary. Otherwise it is a non-complying activity.

Further explanation of the Rule Table and cascade is contained in Chapter 3.

The following flow chart illustrates the cascade across the Rule Table.



**COr.10.1** Note that there are some rules, generally relating to post-development conditions, which do not trigger the activity into requiring a discretionary resource consent. Where relevant, this is indicated in the explanation to those rules.

## Contents of conservation zone rule table

COr.20	Maintenance of structures
COr.21	Construction of new structures
COr.22	Temporary Structures for Military Training Activities
COr.23	Soil disturbance and earthworks - Maintenance and upgrading of existing tracks and roads
COr.24	Soil disturbance and earthworks - Creation of new tracks, clearings, landings and other new earthworks
COr.25	Vegetation clearance
COr.26	Network utilities
COr.27	Activities near the coast
COr.28	Hazardous substances - use and storage
COr.29	Noise
COr.30	Archaeological sites and Archaeological Overlays
COr.31	Subdivision
COr.32	Overlays
<b>Freshwater rules</b>	
	(Refer Appendix AP28.9 for freshwater rules)

## rule table

Item	Permitted	Controlled	Discretionary/Non-complying
<b>COr.20</b> <b>Maintenance of structures</b>	COr.20.1 The maintenance of structures is a permitted activity if: <ol style="list-style-type: none"> <li>a) there is no increase in the size of the structure, and</li> <li>b) there is no increase in the intensity of use of the structure, and</li> <li>c) there is no increase in the landscape impact of the structure.</li> </ol>	COr.20.2 not applicable	COr.20.3 Activities that contravene a permitted condition are discretionary.
<b>COr.21</b> <b>Construction of new structures</b>	COr.21.1 The construction of new structures is not a permitted activity.	COr.21.2 The construction of new structures is a controlled activity if it comprises: <ol style="list-style-type: none"> <li>a) the construction of public shelters, and huts, or</li> <li>b) interpretation and protection structures.</li> </ol> Control reserved over: <ol style="list-style-type: none"> <li>i) the location of structures, and</li> <li>ii) the appearance of structures.</li> </ol>	COr.21.3 Activities that contravene a permitted condition or controlled standard are discretionary.
<b>COr.22</b> <b>Temporary structures for military training activities</b>	COr.22.1 Temporary structures erected for the purposes of Military Training Activities by the NZ Defence Forces are permitted if the structure will be removed within 31 days of erection.	COr.22.2 not applicable	COr.22.3 Activities that contravene a permitted standard are discretionary
<b>COr.23</b> <b>Soil disturbance and earthworks</b> Maintenance and upgrading of existing tracks and roads [note – this rule is a regional and a district rule]	COr.23.1 The maintenance and upgrading of existing tracks and roads is a permitted activity if: <ol style="list-style-type: none"> <li>a) the track is maintained on the existing alignment, and</li> <li>b) the function of the track is not altered (for example upgrading a walking track to a vehicle track is not a permitted activity), and</li> <li>c) after reasonable mixing discharges to waterways do not result in any conspicuous change in colour or visual clarity in any water body or coastal water as a result of undertaking the activity, and</li> <li>d) soil is managed on the site during the construction period and after, such that there are no adverse effects on adjoining properties or any water bodies.</li> </ol>	COr.23.2 not applicable	COr.23.3 Activities that contravene a permitted condition are discretionary.

**conservation zone**

Assessment Criteria	Explanation
<p>COr.20.4</p> <ul style="list-style-type: none"> <li>a) the location of the structure in relation to ridgelines, and particularly the visibility of the structure or site works for the structure from the city or the coast.</li> <li>b) the need to locate structures within the Zone.</li> <li>c) the location of any cultural, archaeological or geo-preservation sites in relation to the proposed works.</li> <li>d) any alternative means available such as sharing of facilities with existing utilities.</li> <li>e) the protection of areas of significant conservation value identified in accordance with the criteria contained in policy DO5.1.1 (areas with high natural values).</li> <li>f) potential impact on riparian or coastal vegetation, water quality or aquatic habitat.</li> </ul>	<p>COr.20.5</p> <p>The maintenance and minor upgrading of existing structures is considered unlikely to have a significantly greater adverse effect on the environment than the existence of those facilities. Minor structures which are placed so as to inform the public or users of the area are unlikely to be of a scale which is likely to have adverse impacts on the area. Control is maintained over location of other structures to ensure that the underlying principles of the Zone are not undermined.</p>
<p>COr.21.4</p> <ul style="list-style-type: none"> <li>a) location of the structure in relation to ridgelines and particularly the visibility of the structure or site works for the structure from the city or the coast.</li> <li>b) the need to locate structures within the Zone.</li> <li>c) the location of any cultural, archaeological or geo-preservation sites in relation to the proposed works.</li> <li>d) any alternative means available such as sharing of facilities with existing utilities.</li> <li>e) the protection of areas of significant conservation value identified in accordance with the criteria contained in policy DO5.1.1 (areas with high natural values).</li> <li>f) potential impact on riparian or coastal vegetation, water quality or aquatic habitat.</li> </ul>	<p>COr.21.5</p> <p>The maintenance and minor upgrading of existing structures is considered unlikely to have a significantly greater adverse effect on the environment than the existence of those facilities. Minor structures which are placed so as to inform the public or users of the area are unlikely to be of a scale which is likely to cause adverse effects to the area. Control is maintained over location of other structures to ensure that the underlying principles of the Zone are not undermined.</p>
<p>COr.22.4</p> <ul style="list-style-type: none"> <li>a) the length of time the structure is proposed to be retained</li> <li>b) any adverse effects on the landscape or natural character of the area</li> <li>c) any proposed site remediation works following the removal of the structure</li> </ul>	<p>COr.22.5</p> <p>The New Zealand Defence Force (NZDF) carries out temporary military training activities in areas not designated for defence purposes. Temporary structures for these purposes which have been approved by the landholders in this zone are unlikely to have any more than short term effects.</p>
<p>COr.23.4</p> <ul style="list-style-type: none"> <li>a) the location of the track or road in relation to ridgelines and upper slopes and in particular the visibility of the works from the city or the coast.</li> <li>b) the location of any cultural, archaeological or geo-preservation sites in relation to the proposed works.</li> <li>c) any proposed mitigation measures such as end-hauling of sidecast material.</li> <li>d) effects on ecosystems.</li> <li>e) the protection of areas of significant conservation value identified in accordance with the criteria contained in policy DO5.1.1 (areas with high natural values).</li> <li>f) potential impact on riparian or coastal vegetation, water quality or aquatic habitat, loss of topsoil or movement of soil down slope.</li> <li>g) the potential for slope failure.</li> <li>h) damage to structures or adjoining properties.</li> <li>i) soil and vegetation entering rivers.</li> <li>j) the area to be cleared at any one time.</li> <li>k) the provision of structures to control soil erosion or sedimentation.</li> <li>l) the timing and techniques used for revegetation.</li> <li>m) the long term management of the land cleared.</li> <li>n) the provision of appropriate resources to ensure that adverse effects arising from emergency or unforeseen circumstances are controlled or mitigated.</li> </ul>	<p>COr.23.5</p> <p>The maintenance and minor upgrading of tracks, roads and firebreaks is considered unlikely to have a significantly greater adverse effect on the environment than the existence of those facilities. New land disturbance activities will, however, need to be considered in relation to the values of the area for which protection is sought.</p>

Item	Permitted	Controlled	Discretionary/Non-complying
<p><b>COr.24</b>  <b>Soil disturbance and earthworks</b>            Creation of new tracks, clearings, landings and other new earthworks            [note – this rule is a regional and a district rule]</p>	<p>COr.24.1            Soil disturbance or earthworks (including for the creation of new tracks, clearings, landings) is not a permitted activity.</p>	<p>COr.24.2            Soil disturbance or earthworks are controlled activities if:</p> <p>a) the activities are located and carried out in accord with an operative Conservation Management Strategy or Management Plan for the area.</p> <p>Control reserved over:</p> <p>i) land disturbance methods, and            ii) timing of works, and            iii) remedial measures.</p>	<p>COr.24.3            Activities that contravene a permitted condition or controlled standard are discretionary.</p>
<p><b>COr.25</b>  <b>Vegetation clearance</b>            [note – this rule is a regional and a district rule]</p>	<p>COr.25.1            Vegetation clearance is a permitted activity if:</p> <p>a) there is no clearance of indigenous vegetation except where it is part of the maintenance of a State Highway, and            b) it does not take place within 10 m of the banks of any river specified in Appendix 6, Table 6.1 (riparian and coastal margins with identified riparian values) except where it is part of the maintenance of a State Highway, and            c) it does not take place within 20m of the Coastal Marine Area except where it is part of the maintenance of a State Highway, and            d) no vegetative debris is positioned where it may dam or divert any river or adversely affect instream habitats, and            e) all bare soil areas are, as soon as practicable but no later than six months from the date of disturbance:</p> <p>i) stabilised so that no earth moves off-site or presents a danger to life or property; and            ii) vegetated, paved, metalled or built over, and after reasonable mixing there is no conspicuous change in the colour or visual clarity in any water body or coastal water as a result of undertaking the activity.</p> <p>f) the best practicable option is taken to prevent sediment entering a waterbody, and            g) It complies with all other rules in this Plan including the appendices.</p>	<p>COr.25.2            not applicable</p>	<p>COr.25.3            Activities that contravene a permitted condition or controlled standard are discretionary if the vegetation to be cleared is not indigenous forest.</p>

Assessment Criteria	Explanation
<p>COr.24.4</p> <ul style="list-style-type: none"> <li>a) the location of the track or road in relation to ridgelines and upper slopes and in particular the visibility of the works from the city or the coast.</li> <li>b) the location of any cultural, archaeological or geo-preservation sites in relation to the proposed works.</li> <li>c) any proposed mitigation measures such as end-hauling of sidecast material.</li> <li>d) effects on ecosystems.</li> <li>e) the protection of areas of significant conservation value identified in accordance with the criteria contained in policy DO5.1.1 (areas with high natural values).</li> <li>f) loss of topsoil or movement of soil down slope.</li> <li>g) the potential for slope failure.</li> <li>h) damage to structures or adjoining properties.</li> <li>i) soil and vegetation entering rivers.</li> <li>j) the area to be cleared at any one time.</li> <li>k) the provision of structures to control soil erosion or sedimentation.</li> <li>l) the timing and techniques used for revegetation.</li> <li>m) the long term management of the land cleared.</li> <li>n) the provision of appropriate resources to ensure that adverse effects arising from emergency or unforeseen circumstances are controlled or mitigated.</li> </ul>	<p>COr.24.5</p> <p>The maintenance and minor upgrading of tracks, roads and firebreaks is considered unlikely to have a significantly greater adverse effect on the environment than the existence of those facilities. New land disturbance activities will however need to be considered in relation to the values of the area for which protection is sought.</p>
<p>COr.25.4</p> <ul style="list-style-type: none"> <li>a) loss of topsoil or movement of soil down slope.</li> <li>b) the potential for slope failure.</li> <li>c) damage to structures or adjoining properties.</li> <li>d) soil and vegetation entering rivers.</li> <li>e) damage to instream habitats.</li> <li>f) adverse effects of catchment stream flow.</li> <li>g) stream bank erosion.</li> <li>h) duration of bare soil to wind and rainfall.</li> <li>i) catchment water quality, including suspended sediment load and increased stream bed load.</li> <li>j) the method and timing of the activity.</li> <li>k) the area to be cleared at any one time.</li> <li>l) the provision of structures to control soil erosion or sedimentation.</li> <li>m) the timing and techniques used for revegetation.</li> <li>n) the long term management of the land cleared.</li> <li>o) the provision of appropriate resources to ensure that adverse effects arising from emergency or unforeseen circumstances are controlled or mitigated.</li> <li>p) visual effects.</li> <li>q) effects on areas of significant conservation value identified in accordance with policy DO5.1.1 (areas with high natural values).</li> </ul>	<p>COr.25.5</p> <p>This rule generally follows the pattern of the NCC Land Disturbance Regional Plan notified in 1993. That Plan will cease to have effect when this Plan becomes operative. Vegetation clearance adjacent to rivers and the coastal marine area have, because of their location, a high potential to cause soil erosion (river bank erosion), or sedimentation effects and are therefore discretionary. Indigenous vegetation and indigenous forest is specially protected to preserve intrinsic values of ecosystems, visual and other amenity values, as well as the relationship of Maori to their ancestral lands.</p>

<b>Item</b>	<b>Permitted</b>	<b>Controlled</b>	<b>Discretionary/Non-complying</b>
<b>COr.26 Network utilities</b>	COr.26.1 The maintenance and upgrading of network utilities is a permitted activity if activities include only the maintenance and upgrading of the existing network utility.	COr.26.2 The installation of new network utilities is a controlled activity. Control reserved over site restoration, landscaping, and screening	COr.26.3 Activities that contravene a permitted condition or controlled standard are discretionary.
<b>COr.27 Activities near the coast</b>	COr.27.1 Activities within 20m of mean high water springs are permitted if:  a) they do not involve erection or extension of structures (excluding fences), and  b) they do not impede the legal right of foot access along a waterbody where this exists.	COr.27.2 Activities within a wetland, or the bed of a river, or within 5m of its banks or margins, are controlled if: a) they involve the maintenance or upgrading of existing structures, or b) extension of a utility service line or structure.  Control reserved over: i) damage to indigenous vegetation, and ii) disturbance of riverbanks, and iii) maintenance of access, and iv) remedial measures.	COr.27.3 Activities that contravene a permitted condition are discretionary.
<b>COr.28 Hazardous substances - use and storage</b>	COr.28.1 The use or storage of hazardous substances is a permitted activity if it complies with the conditions for permitted activities in Appendix 21 (hazardous substances).	COr.28.2 The use or storage of hazardous substances is a controlled activity if it complies with the standards and terms for controlled activities in Appendix 21.	COr.28.3 The use or storage of hazardous substances is a discretionary activity if it complies with the standards and terms for discretionary activities in Appendix 21.

Assessment Criteria	Explanation
<p>COr.26.4</p> <ul style="list-style-type: none"> <li>a) the location of the activity in relation to ridgelines and upper slopes and in particular the visibility of the works from the city or the coast.</li> <li>b) the location of any cultural, archaeological or geo-preservation sites in relation to the proposed works.</li> <li>c) the need to relocate within the Zone.</li> <li>d) the protection of areas of significant conservation value identified in accordance with the criteria contained in policy DO5.1.1 (areas with high natural values).</li> <li>e) potential impact on riparian or coastal vegetation, water quality or aquatic habitat.</li> </ul>	<p>COr.26.5</p> <p>The rules provide for underground facilities as of right subject to Council being satisfied that there will be no destruction of habitat or enhanced erosion. Any structures or larger scale utilities are subject to consent.</p>
<p>COr.27.4</p> <ul style="list-style-type: none"> <li>a) the appropriateness of undertaking the activity within this area.</li> <li>b) effects on water quality.</li> <li>c) effects on public access and recreation.</li> <li>d) effects on indigenous vegetation and the habitat of indigenous fauna.</li> <li>e) effects on sites of cultural significance.</li> <li>f) the justification for the establishment of esplanade reserves, strips or other protections for the margins.</li> <li>g) the values of coastal waters listed in Appendix 4 (marine ASCV overlay) and Appendix 6, (riparian and coastal margin overlays).</li> </ul>	<p>COr.27.5</p> <p>Coastal margins are sensitive to modification, provide habitat for plant and animal communities, and are important for recreational, aesthetic, and cultural reasons.</p>
<p>COr.28.4</p> <p>Assessment Criteria in Appendix 21.</p>	<p>COr.28.5</p> <p>See Appendix 21</p>

Item	Permitted	Controlled	Discretionary/Non-complying
<b>COr.29 Noise</b>	COr.29.1 a) Noise levels at, or within the boundary of any site in the Residential Zone, or within the notional boundary of any rural dwelling must not exceed: <b>Day Time</b> L 10: 55 dBA <b>Other Times</b> L10: 45 dBA Lmax: 75 dBA Day Time means 7am to 10pm Monday to Friday, and 9am to 10pm Saturdays, Sundays and Public Holidays.) b) All measurements and assessment in accordance with NZS6801:1991 and NZS6802:1991.	COr.29.2 not applicable	COr.29.3 Activities that contravene a permitted condition are discretionary.
<b>COr.30 Archaeological Sites and Archaeological Overlays</b>	COr.30.1 The following are not permitted within an Archaeological Overlay, or within 50m of any archaeological site listed in Appendix 3 (archaeological sites) and identified on the Planning Maps: a) erection or extension of any building or other structure, or b) earthworks.	COr.30.2 not applicable	COr.30.3 Activities that contravene a permitted condition are discretionary. (In situations where the extent of the archaeological site is unclear, the application may be required to be accompanied by an archaeological survey of the area surrounding the site, carried out by a person suitably competent in archaeological survey).

Assessment Criteria	Explanation
<p>COr.29.4</p> <ul style="list-style-type: none"> <li>a) the length of time, and the level by which, the noise standards will be exceeded, particularly at night, and the likely disturbance that may cause.</li> <li>b) the nature and location of nearby activities and the effects they may experience, particularly the night time effects on the amenity enjoyed by other users of the Conservation Zone.</li> <li>c) whether the noise is likely to detract from the general environmental quality being proposed for the Conservation Zone, or the amenity of any adjacent Rural Zone.</li> <li>d) the effectiveness, and in particular the certainty, provided by any conditions or controls that might be imposed on the activity.</li> </ul>	<p>COr.29.5</p> <p>The rule provides a minimum standard designed to prevent excess levels of noise which may create nuisance to adjoining activities, in particular dwellings on adjacent properties.</p> <p>Note that rules INr.39 (airport noise) and INr.40 (port noise) in the Industrial Zone regulate the emission of noise from the airport and the port.</p>
<p>COr.30.4</p> <ul style="list-style-type: none"> <li>a) the nature, form and extent of the proposed activity and its effects on the site.</li> <li>b) the impacts on the integrity or heritage value of the site.</li> <li>c) the findings of an archaeological survey of the area surrounding the site commissioned by the applicant, and carried out by a person suitably competent in archaeological survey.</li> <li>d) where the application relates to a Maori archaeological site, the response of the tangata whenua.</li> <li>e) if the site is to be modified, whether there is sufficient time and expertise to record the site.</li> <li>f) the ability to avoid, remedy or mitigate any adverse effects of the activity on the site.</li> </ul>	<p>COr.30.5</p> <p>Archaeological sites are sites of human activity before 1900. In this Plan the majority are Maori sites, with most non-Maori sites being on the Heritage Buildings, Places and Objects list (Appendix 1).</p> <p>The archaeological sites identified on the Planning Maps are from the registers of the Historic Places Trust and the NZ Archaeological Association. A resource consent is required for the listed activities within 50m of the identified site or within an Archaeological Overlay. This allows examination of whether there are unidentified sites in close proximity. It also allows scrutiny of activities near a site which, while not damaging the site itself, might indirectly affect the value of the site.</p> <p><b>Applicants are reminded that authority is needed from the Historic Places Trust before any archaeological site is destroyed, damaged or modified.</b> This applies to any archaeological site, whether or not it is identified on the maps in this Plan or in any other way. In other words, it applies to archaeological sites uncovered accidentally.</p> <p><b>Under section 10 of the Historic Places Act 1993 it is an offence to damage an archaeological site without authority.</b> In the case of accidental discovery, the relevant iwi should be contacted immediately so that they can decide what action should be taken. In addition, the Historic Places Trust should be notified.</p>

Item	Permitted	Controlled	Discretionary/Non-complying
<b>CO.31 Subdivision</b>	CO.31.1 Subdivision is not a permitted activity in this Zone	CO.31.2 not applicable	CO.31.3 All subdivision in this Zone is discretionary.
<b>CO.32 Overlays</b>	CO.32.1 Note: Any relevant overlays shall be taken into account when assessing any application for resource consent	CO.32.2	CO.32.3

Assessment Criteria	Explanation
<p>COr.31.4</p> <ul style="list-style-type: none"> <li>a) the future use of the land proposed to be subdivided.</li> <li>b) the existing character of the land and its importance to the integrity of the Conservation Zone and the values which the Zone seeks to protect.</li> <li>c) whether subdivision will grant a higher level of protection to the natural and landscape values than that which already exists.</li> <li>d) the protection of areas of significant conservation value identified in accordance with the criteria contained in policy DO5.1.1 (areas with high natural values).</li> <li>e) the protection of riparian and coastal values including those detailed in Tables 6.1 and 6.2 of Appendix 6.</li> <li>f) the protection of archaeological sites, including any site of significance to tangata whenua.</li> </ul>	<p>COr.31.5</p> <p>Subdivision is considered fairly unlikely given the present tenure of the land. Should for some reason subdivision of the land be sought, consideration shall be given to the effects that will have on the integrity of the values which the Zone seeks to protect.</p>
<p>COr.32.4</p>	<p>COr.32.5</p>

## **freshwater rules**

Refer Appendix AP28.9 for freshwater rules.