

10a.6 Land unit - Landform 5 (productive land)

10a.6.1 Introduction

This land unit applies to land with ~~pasture cover as the main vegetation type~~increasingly varied vegetation cover which includes pasture cover and a range of horticultural uses.

Productive land is characterised by:

- Pastoral and horticultural activities, these are often of a moderate to large scale as compared to the productive activities occurring within other land units.
- Varying contours, with some areas being characterised as 'rolling to moderately sloping' and others being 'steep slopes'.
- An expansive landscape with an open pattern and a rural character.
- A range of pasture quality and productive capability due to the varying soil types.
- A number of natural features such as smaller wetlands and water systems.
- A working landscape with various built elements such as farm buildings, houses and drainage systems.

Overall, productive land provides for large scale rural activities which contribute to the lifestyle, economy and identity of the islands.

10a.6.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for productive activities, such as pastoral farming and horticulture, to establish and operate within in the land unit.
2. How to maintain the expansive nature, the open pattern and rural character of the landscape.

10a.6.3 Objective

To provide for productive activities and to ensure that the expansive nature, the open pattern and rural character of the landscape is maintained.

Policies

1. By providing for productive activities, such as pastoral farming and horticulture to establish and operate within the land unit.
2. By limiting the non-productive activities that can occur so that the rural use and character of the landscape is maintained.
3. By requiring new sites to be of a size and nature which ensures that moderate to large scale productive activities can occur and which protects the expansive nature, open pattern and rural character of the landscape.

10a.6.4 Resource management strategy

The resource management strategy is to provide for productive activities, such as pastoral farming and horticulture, so that these activities can continue to contribute to the economy, lifestyle and the identity of the islands.

Provision for non-productive activities is limited and the minimum site size is large so that the objective of using the land for productive activities will be achieved.

10a.6.5 Rules - activity table

Activity	Status
Boarding kennels and catteries	D
Boarding house or hostel	D
Commercial firewood harvesting ²	D

Domestic Firewood Harvesting ²	P
Dwelling (one per site)	P
Forestry ²	D
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings	D
Pastoral farming	P
Residential accessory buildings	P
Rural property management plan	D
The disposal of settled solids from septic tanks and wastewater treatment and disposal systems	D
Visitor accommodation for up to 10 people	P
Visitor accommodation for more than 10 people	D
Winery	DP

Legend

P = Permitted

D = Discretionary

Notes:

1. The relationship between buildings and other activities listed in activity tables is explained in [clause 4.3](#).
2. Commercial firewood harvesting, [domestic firewood harvesting](#) and forestry are not expected to comply with the vegetation clearance controls set out in [part 10c - Development controls for land units and settlement areas](#) for landform 5.
3. The activities of earthworks and vegetation clearance (other than for commercial firewood harvesting and forestry) are treated as development controls and are therefore not listed in this table.

10a.6.6 Rules - standards and terms for multiple dwellings

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if the site were subdivided in accordance with the rules in [part 12 - Subdivision](#) applying to this land unit (with one dwelling per site).
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.
4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

[10a.6.7 Rules – standards and terms for domestic firewood harvesting](#)

[Domestic firewood harvesting will only be considered as a permitted activity where all of the following standards are met:](#)

1. [No more than 5m³ of firewood is harvested per site, per 12 month \(January to December\) period is generated.](#)
2. [For Waiheke, indigenous vegetation up to 3m in height and exotic vegetation up to 8m in height is used.](#)
3. [For Great Barrier, indigenous vegetation up to 6m in height is used. Exotic vegetation can be used for domestic firewood on an 'unlimited basis' \(i.e. there are no restrictions on height or volume\)](#)

[Proposals which do not meet these standards are a discretionary activity.](#)

10a.6.78 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

10a.6.89 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

10a.6.910 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Connectivity and linkages](#)