

\*\*\*\*\* LAND INFORMATION MEMORANDUM \*\*\*\*\*

LAND INFORMATION MEMORANDUM No: 47935  
Local Government Official Information & Meetings Act 1987

Issued: 05Jul23

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APPLICANT : MR JOHANNES ANTONIUS MARIA KAALVERINK  
121A Princes Street  
WAIKINO

Application received: 04Jul23

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LOCATION OF PROPERTY

Street Address: 121A PRINCES ST, WAIKINO 3682  
Property ID: 33581  
Assessment No: 05090/383.21  
Legal: LOT 1 DP 378601

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COUNCIL CHARGES

The Council's total charges payable on the uplifting of this application in accordance with the attached details, are: \$0.00

Receipt number: 2144691	Date: 03Jul23	Amount: \$250.00
Receipt number: 2144711	Date: 03Jul23	Amount: \$100.00
Receipt number: 2144718	Date: 03Jul23	Amount: \$30.00

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1:  
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INFORMATION IDENTIFYING SPECIAL FEATURES OR CHARACTERISTICS OF THE LAND

In relation to the Building Act the land in this area is in Zone B, under section 4 - Durability of NZS 3604:2011. See attached map.

The land is within Wind Region A (See figure 5.1 - Wind Regions and Lee Zones) enclosed. For any proposed future building works on site, a site specific assessment will have to be undertaken. Note further details can be found on the BRANZ website ([www.branz.co.nz](http://www.branz.co.nz)).

No other special features or characteristics of the land are known to Council at this time.

2:  
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DRAINAGE & UTILITIES: PRIVATE AND PUBLIC. STORMWATER AND SEWERAGE DRAINS:

The land is not serviced by a reticulated sewerage system.

Stormwater disposed of to retention tank with overflow to soakholes.

Council holds no information on the location of fibre optic cables. For information on the location of fibre optic or other telecom cables contact Spark by phoning 0800 B4UDIG (0800 242 344).

SERVICES PLAN LIMITATIONS  
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Please note that the location of all of the services shown on the plan is indicative only. The actual location of services needs to be checked on site.

3:  
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INFORMATION RELATING TO ANY RATES OWING IN RELATION TO THE LAND:

Information which relates to rates owing in relation to the land is attached.

As the rates for the 2023/2024 year are yet to be struck, attached is a model estimate of what the rates may be for the subject property. Please contact Council's Rates Team for further information.

Waikato Regional Council Rates  
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This property will also be liable for rates from Waikato Regional Council. Refer to its website for details:  
<http://www.waikatoregion.govt.nz/Council/Rates>

4:  
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CONSENTS, CERTIFICATES, NOTICES, ORDERS OR REQUISITIONS AFFECTING THE LAND

Following are details of Building Permits or Building Consents which have been issued for the land. (The details provided may exclude some permits issued by the previous territorial authorities.)

Also listed are buildings (which the Council has been advised about) for which a Building Consent was not obtained as the owner believed them to be exempt under Schedule 1 of the Building Act 2004.

Note: many buildings (which the owners believe to be exempt) are erected without Council being advised, so there may be other such buildings on-site

which are not listed below.

The absence of records for building permits or consents may mean any of the following;

- \* The building was erected without a permit or consent.
- \* The Council no longer holds a record of the permit (previous bylaws allowed for the record to be discarded after 10 years from the date of issue).
- \* The property was in the ownership of the Crown when the building was constructed and did not therefore require a permit.
- \* The owner believed the building work to be exempt under Schedule 1 of the Building Act 2004.

WHAT IF I BUY A PROPERTY WHICH HAS AN EXISTING BUILDING WITHOUT ANY BUILDING CONSENT OR PERMIT?

If building work was carried out without a building permit prior to the 1991 Building Act, or without obtaining building consent under the Building Act 2004, then there is no authority under the Act for the Council to retrospectively issue a building consent for the work. This is the legal position, and until there is any amendment to the Building Act 2004, Council cannot retrospectively validate building work carried out without Consent.

For buildings erected prior to commencement of the Building Act 1991, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is unsafe or insanitary in terms of the Building Act 2004 or the provisions of the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For building work carried out between 1991 and 2013, for which Council holds no record, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the Building Act 1991 and enforcement action may be taken at the Council's discretion. If purchasers require a report on a building they should engage a Building Surveyor to inspect the building and provide the report. The Council is happy to put a copy of the report on the property file.

For building work carried out since 2013, for which Council holds no record, an exemption under Schedule 1 of the Building Act 2004 may apply. If purchasers want to find out more about these buildings they should engage a Building Surveyor to inspect the building(s) and provide a report. A copy of this report can be added to the Council's property file.

Please note that the Building Bylaws under which Building Permits were issued did not include a requirement for the signing of a certificate of completion of the building work (as is now the case under the Building Act for Building Consents).

In addition the Council's records of Building Permits is not complete, for various reasons, as noted above. Only in a few cases will Council be able to confirm "sign off" of Building Permits. The lack of a record of "sign off" therefore does not imply that the building work was not completed.

BUILDING INFORMATION  
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Consent No: 101.2012.665.1 issued 29/01/2013 - Garage  
Code Compliance Certificate issued 25/02/2015 for Consent No: 665

Consent No: 101.2019.3271.1 issued 10/10/2019 - Shed  
Code Compliance Certificate issued 28/05/2020 for Consent 3271

Note: No building Consent has been obtained on the dwelling and any on the effluent disposed system on the property.

WEATHERTIGHT HOMES RESOLUTION SERVICE ACT 2006  
\*\*\*\*\*

No information is known to Council relating to this property.

WEATHERTIGHT HOMES DISCLAIMER  
\*\*\*\*\*

This information has been provided to the Council by the Chief Executive of the Department of Building and Housing, or the chair of the Weathertight Homes Tribunal, in accordance with section 124 of the Weathertight Homes Resolution Services Act 2006, or in response to an Official Information Act request by Council. The Council is not in a position to verify the correctness of the information and cannot accept any responsibility for its accuracy.

RESOURCE CONSENTS  
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Details of Resource Consents (subdivisions/planning) granted for this land follow. (This may exclude those granted by territorial authorities other than the Hauraki District Council.)

SUBDIVISION  
\*\*\*\*\*

82.717.256  
Decision No: 2005/06 - 62

The subject property was created by subdivision of Lot 8 DP327577  
121 Princes Street, Waikino in the rural zone.  
Copy of decision, survey plan and certificates attached.

5:  
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INFORMATION RELATING TO BUILDING CERTIFIERS CERTIFICATES HELD BY COUNCIL

No certificates issued by Building Certifiers are held by Council.

6:  
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|INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND THE |

|CONDITIONS ATTACHED TO THAT USE : ZONING: |

|-----|  
The land is zoned RURAL in the Hauraki District Plan. Enclosed is a copy of zone section of the Plan, and the relevant Planning Map.

Please note that section 6 "Conservation and Heritage"; section 7 "Specific and District Wide Matters," section 8 "District Wide Performance Standards for Development and Subdivision" and section 9 "Subdivision" also need to be consulted in relation to any proposed activities on the land.

7:

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DISTRICT PLAN NOTATIONS/RULES WHICH APPLY TO THE LAND:

UNFORMED ROAD

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The subject property has frontage to an unformed road. (See planning map enclosed).

Council has no intention of forming this road and no obligation to do so. Should you wish to obtain access to the property via the unformed road you will need to submit a proposal for its formation to the Council for consideration. The standard of formation can be either the minimum for a standard rural road - in which case Council will take over the maintenance once the road is formed (at the expense of the person wanting it formed) or a lesser standard could be approved with formation again at the expense of the person wanting it formed and all subsequent maintenance also at the expense of that person. In the latter case a resource consent would be required from Council.

8:

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INFORMATION FROM STATUTORY ORGANISATIONS NOTIFIED TO COUNCIL:

No information is known to Council.

9:

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NETWORK UTILITIES:

The Electricity Supply Company has advised that any additions to existing buildings or structures in the vicinity of an electric line must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances, NZECP 34:2001.

10:

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INFORMATION ON PUBLIC WORKS KNOWN TO COUNCIL:

Council has no information on existing or proposed Public Works which affect

the land.

11:  
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INFORMATION IN RESPECT TO SWIMMING POOLS:

Council has no knowledge of a swimming pool/spa pool on this land.

12:  
|-----|  
WATER:

This land cannot be connected to a reticulated water supply.

13:  
|-----|  
COMMENTS OR ADDITIONAL INFORMATION:

HAURAKI GULF MARINE PARK ACT 2000  
\*\*\*\*\*

- The purpose of the Hauraki Gulf Marine Park Act 2000 is to:-  
"(a) integrate the management of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:  
(b) establish the Hauraki Gulf Marine Park:  
(c) establish objectives for the management of the Hauraki Gulf, its islands, and catchments:  
(d) recognise the historic, traditional, cultural, and spiritual relationship of the tangata whenua with the Hauraki Gulf and its islands:  
(e) establish the Hauraki Gulf Forum."

This Act applies to all of the land in the Hauraki District which is within the Drainage Catchment of the Hauraki Gulf (which includes the east coast of the District). The subject land is within the area subject to the Act. See enclosed map.

ROAD RESERVE WORKS - COUNCIL ROADS  
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Should you be intending to carry out any works within the road reserve e.g construction, upgrading of entrance, trenching for service connections etc, you will need to obtain a Corridor Access approval from the Council before you start work (for Council road). Further information regarding this can be obtained by contacting Council`s Customer Service Advisors.

PROPOSED WIND FARM  
\*\*\*\*\*

The Council received a resource consent application late 2018, from Kaimai Wind Farm Ltd to establish and operate a 24 turbine wind farm on 771 and 604 Rotokohu Road and 6356 State Highway 26 (on the north western area of

the Kaimai Range) south of Paeroa.

The application was publicly notified - with the submission period closing on 31 January 2019. This resulted in 220 submissions to Hauraki District Council (as well as 143 to Waikato Regional Council).

The two Councils will jointly appoint a panel of independent commissioners to conduct a hearing and make a decision.

A copy of the application can be viewed on Council's website ([www.hauraki-dc.govt.nz](http://www.hauraki-dc.govt.nz)).

HAZARDS PORTAL  
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The Waikato Regional Council holds and administers a "Waikato Regional Hazards Portal" on its website, for the Waikato Region.

The tool is available for viewing at the following website:  
<https://waikatoregion.govt.nz/services/regional-services/regional-hazards-and-emergency-management/regional-hazards-portal/>  
and should be read alongside its Disclaimer.

The Hauraki District Council does not hold any information on the design, process, methodology or functionality of the Regional Hazards Portal. The Hauraki District Council makes no representation as to the completeness, accuracy, or otherwise of any information or data provided by the Regional Hazards Portal, or its use.

14:  
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CERTIFICATE OF TITLE:

It is recommended that a copy of the CERTIFICATE OF TITLE be obtained prior to purchasing a property. This may contain additional information, for example; Covenants, Easements, Consent Notice.

15:  
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DISCLAIMER:

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and includes all of the information required to be provided pursuant to Section 44A(2) that is known to the Hauraki District Council relevant to the land described. It is based on a search of Council records only and there may be other information relating to the land which is unknown by Council. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this Land Information Memorandum. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

16:

|-----|  
DISTRICT PLAN:

The Hauraki District Plan (2014) was made operative on 26th September 2014.

A copy of the Operative District Plan can be viewed at  
[www.hauraki-dc.govt.nz](http://www.hauraki-dc.govt.nz).

\*\*\*\*\*

Address all correspondence to the Chief Executive.

Enquiries in respect to this document should be made at the Paeroa Office.

\*\*\*\*\*

Signed for and on behalf of the Hauraki District Council:

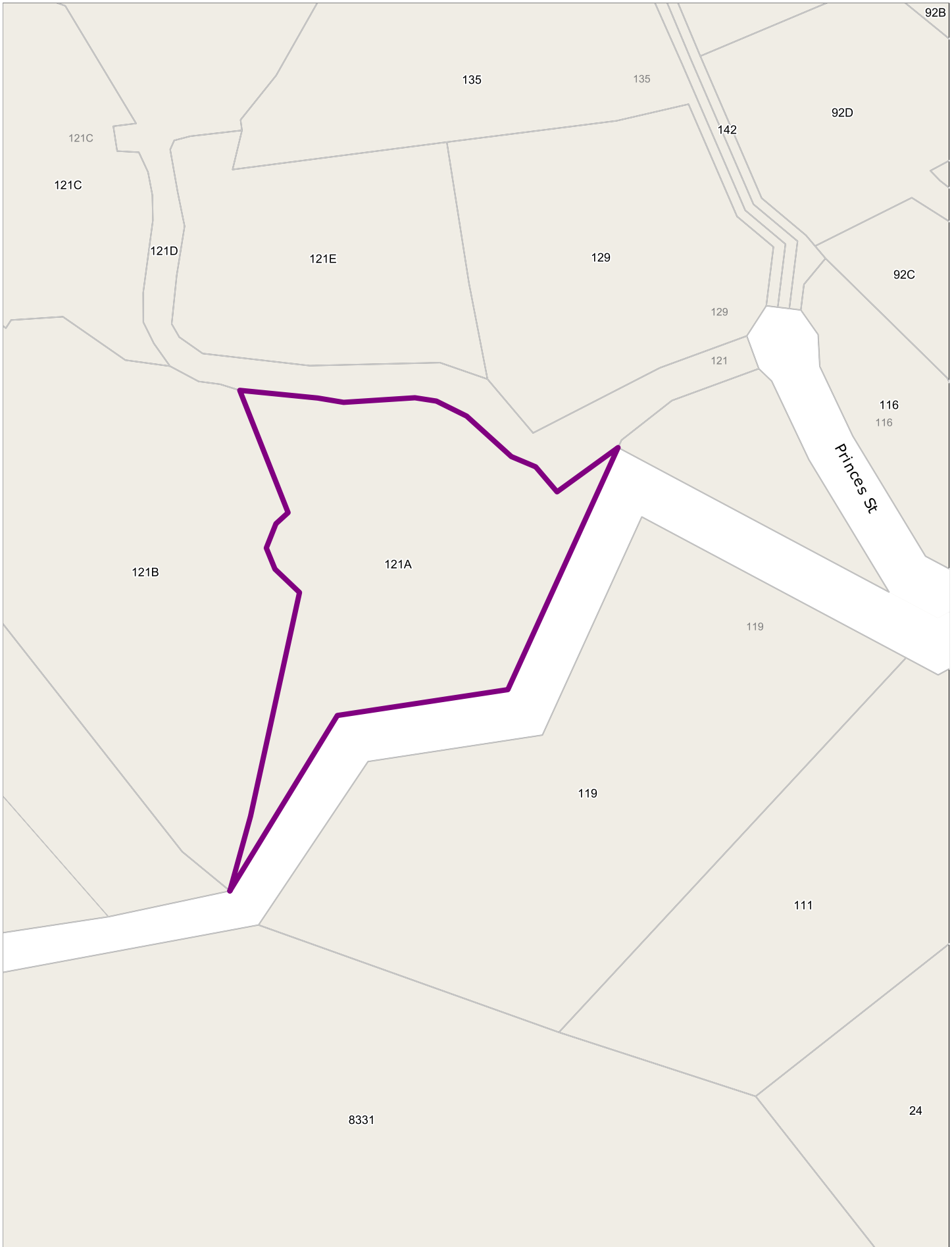


.....  
Peter Thom

Group Manager Community Development

Date 5 July 2023





































<b>Date</b>	4/07/2023
<b>Print</b>	A4 Portrait
<b>Source</b>	HDC GIS
<b>Scale</b>	1:2000
<b>Projection</b>	NZGD2000/NZTM2000
<b>Created By</b>	Giovanna Tinsley

**UTILITIES MAP**  
**05090/383.21**  
**121A Princes Street Waikino**

Hauraki District Council does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. The Digital Cadastral Layers are produced and maintained by Land Information New Zealand (LINZ) and is a component of the digital cadastral dataset available from LINZ. Accuracy, particularly in non survey-accurate areas, can be variable. The spatial accuracy of an object is better where the object's



Map Key		Last Updated 05/05/2022	
<p><b>Stormwater</b></p> <ul style="list-style-type: none"> <li> Catchpit Lead</li> <li> Connection</li> <li> Culvert</li> <li> Open Drain</li> <li> Overland Flow Pipe</li> <li> Pipe</li> <li> Rising Main</li> <li> Private Catchpit Lead</li> <li> Private Connection</li> <li> Private Open Drain</li> <li> Private Pipe</li> <li> Catchpit</li> <li> Connection</li> <li> Detention</li> <li> Floodgate</li> <li> Inlet</li> <li> Manhole</li> <li> Outfall</li> <li> Pump Station</li> <li> Private Catchpit</li> <li> Private Connection</li> <li> Private Inlet</li> <li> Private Manhole</li> <li> Private Rodding Eye</li> <li> Private Outfall</li> </ul> <p><b>Stormwater Abandoned</b></p> <ul style="list-style-type: none"> <li> Catchpit Lead</li> <li> Connection</li> <li> Culvert</li> <li> Open Drain</li> <li> Overland Flow Pipe</li> <li> Pipe</li> <li> Catchpit</li> <li> Connection</li> <li> Detention</li> <li> Floodgate</li> <li> Inlet</li> <li> Manhole</li> <li> Outfall</li> <li> Pump Station</li> </ul>	<p><b>Water</b></p> <ul style="list-style-type: none"> <li> Pipe</li> <li> Raw Water main</li> <li> Service Lead</li> <li> Scour Pipe</li> <li> Overflow Pipe</li> <li> Private Pipe</li> <li> Hydrant</li> <li> Catchpit</li> <li> Intake</li> <li> Manhole</li> <li> Booster Pump</li> <li> Treatment Plant</li> <li> Treated Water Reservoir</li> <li> Valve - Air Valve</li> <li> Valve</li> <li> Water Meter</li> <li> Private - Hydrant</li> <li> Private Valve - None</li> <li> Private Valve - Control Valve</li> <li> Private Valve - Isolating Valve</li> </ul> <p><b>Water Abandoned</b></p> <ul style="list-style-type: none"> <li> Pipe</li> <li> Raw Water main</li> <li> Service Lead</li> <li> Scour Pipe</li> <li> Overflow Pipe</li> <li> Hydrant</li> <li> Catchpit</li> <li> Intake</li> <li> Manhole</li> <li> Supply Booster Pump</li> <li> Treatment Plant</li> <li> Treated Water Reservoir</li> <li> Valve</li> <li> Water Meter</li> </ul>	<p><b>Wastewater</b></p> <ul style="list-style-type: none"> <li> Gravity Main</li> <li> Rising Main</li> <li> Connection</li> <li> Crossing - Carrier</li> <li> Crossing - Bridge</li> <li> Sludge Rising Main</li> <li> Private Gravity Main</li> <li> Private Rising Main</li> <li> Private Connection</li> <li> Air Valve</li> <li> Connection</li> <li> Inspection Point</li> <li> Manhole</li> <li> Pump Station</li> <li> Rodding Eye</li> <li> Sewer Valve</li> <li> Treatment Plant</li> <li> Private Connection</li> <li> Private Inspection Point</li> <li> Private Manhole</li> </ul> <p><b>Wastewater Abandoned</b></p> <ul style="list-style-type: none"> <li> Gravity Main</li> <li> Rising Main</li> <li> Connection</li> <li> Crossing - Carrier</li> <li> Crossing - Bridge</li> <li> Sludge Rising Main</li> <li> Air Valve</li> <li> Connection</li> <li> Inspection Point</li> <li> Manhole</li> <li> Pump Station</li> <li> Rodding Eye</li> <li> Sewer Valve</li> <li> Treatment Plant</li> </ul> <p><b>Boundary</b></p> <ul style="list-style-type: none"> <li> Hauraki District</li> <li> TLA</li> <li><b>Property</b></li> <li> Land Parcel</li> <li> Assessment</li> </ul>	<p><b>Land Hazard</b></p> <ul style="list-style-type: none"> <li> Contaminated</li> <li> Managed</li> <li> Remediated</li> <li> Review Pending</li> <li> Sampled</li> <li> Unverified HAIL</li> <li> Verified HAIL</li> <li> Verified HAIL - Limited Sampling</li> <li> Verified HAIL - No Sampling</li> <li> Mineshaft</li> <li> Mine Hazard Line</li> <li> Low Risk</li> <li> Med Risk</li> <li> High Risk</li> <li> Fault Line</li> <li> Contamination Boundary</li> <li> Contamination Area</li> <li> Peat Area</li> <li> Fill Area</li> <li> Swamp</li> <li> Low Area</li> <li> Advisory</li> <li> Contamination</li> <li> Fill</li> <li> Subsidence</li> <li> Slippage</li> <li> Erosion</li> <li> Inundation</li> <li> Other</li> </ul> <p><b>Land Drainage</b></p> <ul style="list-style-type: none"> <li> Pump Station</li> <li> Water Services Manager</li> <li> WRC</li> <li> Floodgate</li> <li> Stopbank</li> <li> Land Drain</li> <li> Drainage Manager</li> <li> WRC</li> <li> Land Drain Abandoned</li> <li> Drainage District</li> <li> Water Canal</li> </ul>

**Metadata**

The Digital Cadastre Layers are produced and maintained by Land Information New Zealand (LINZ) and is a component of the digital cadastral dataset available from LINZ. Accuracy, particularly in non survey-accurate areas, can be variable. The spatial accuracy of an object is better where the object's position has been determined by using either surveyed bearings and distances captured from survey plans or adjusted survey data.

**Copyright**

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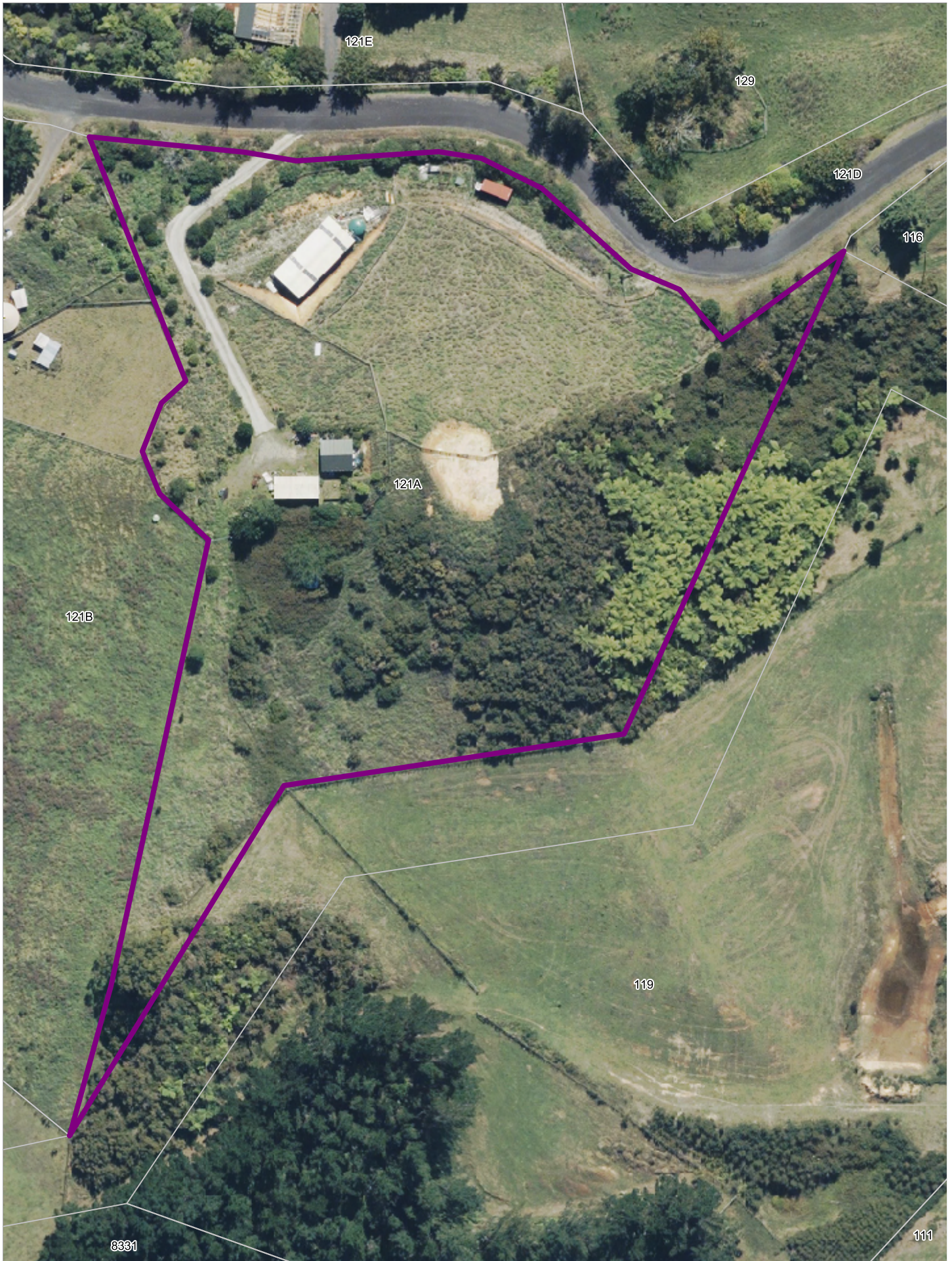
**Contact Hauraki District Council**

Phone: (07) 862 8609

Email: [info@hauraki-dc.govt.nz](mailto:info@hauraki-dc.govt.nz)

Postal Address: PO Box 17, Paeroa 3640, New Zealand

Website: [www.hauraki-dc.govt.nz](http://www.hauraki-dc.govt.nz)



Date	4/07/2023
Print	A4 Portrait
Source	HDC GIS
Scale	1:1000
Created By	Giovanna Tinsley

**UTILITIES MAP**  
**05090/383.21**  
**121A Princes Street Waikino**

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NZTM  
2000





**PLANNING ZONES**  
(Section 5)

	Rural (Section 5.1) refer to duplicate Planning Map for Outstanding Natural Landscape and District Amenity Landscape area overlays
	Conservation (Indigenous Forest) (Section 5.2)
	Conservation (Wetland) (Section 5.3)
	Coastal (Section 5.4)
	Karangahake Gorge (Section 5.5)
	Residential (Section 5.7)
	Low Density Residential (Section 5.8)
	Marae Development (Section 5.9)
	Township (Section 5.10)
	Town Centre (Section 5.11)
	Industrial (Section 5.12)
	Paeroa Flood Ponding (Section 5.13)
	Reserve (Active) (Section 5.15)
	Reserve (Passive) (Section 5.16)
	Martha Mineral (Section 5.17)
	Golden Cross Mineral (Section 5.18)

**SIGNIFICANT FEATURES**

	multiple trees	Significant Tree (Section 6.4)
	single trees	
		Outstanding Natural Feature (Section 6.3)
		Outstanding Natural Feature (Area) (Section 6.3)
		Heritage Feature Category A (Section 6.1)
		Heritage Feature Category B (Section 6.1)
		Heritage Item Category C (Section 6.1)
		Heritage Area (Section 6.1)
		Heritage Line Item (Section 6.1)
		Area of Significance to Maori (Section 6.1)
		Area of Significance to Maori (Section 6.1)
		Significant Natural Area (Section 6.2.6)
		Significant Natural Area (where over Conservation Zones) (Section 6.2.6)
		Significant Natural Area (Section 6.2.5.1(3) Table 1)

**NOTE: re Transmission Lines**

While only High Voltage Transmission and Sub-Transmission Lines are identified on the Planning Maps, works in close proximity to any electric line can be dangerous. Compliance with the New Zealand Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electric lines. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss proposed works, including tree planting, within close proximity to electric lines, contact the line operator.

**OTHER NOTATIONS**

	Rural Zone District Amenity Landscape Area (Section 5.1)
	Rural Zone Outstanding Natural Landscape Area (Section 5.1)
	Area Subject to Inundation (Paeroa) (Sections 5.1, 5.7, 5.12)
	Amenity Protection Area (Section 5.12)
	Pedestrian Frontage (Section 5.11)
	Proposed Esplanade (Section 7.3)
	Designation (Section 7.5)

**Designating Authority Codes**

- A - Minister of Corrections
- B - Minister of Justice
- C - Hauraki District Council
- D - Meteorological Service of NZ Ltd
- E - Minister of Education
- F - Minister of Police
- G - Minister of Railways
- H - Minister of Transport
- J - PowerCo Limited
- K - Chorus NZ Limited
- L - Transpower NZ Ltd
- M - Waikato Regional Council
- N - Telecom NZ Limited

	Floodways (Section 8.2.1)
	Spillways (Section 8.2.1)
	Piako Flood Ponding Area (Sections 5.1 and 8.2.2)
	Whiritoa - Toe of Frontal Dune (1995/96) (Section 8.2.3)
	Whiritoa - Primary Development Setback Line (Section 8.2.3)
	Whiritoa - Secondary Development Setback Line (Section 8.2.3)
	High Voltage Transmission Line (Section 8.2A)

**OTHER NOTATIONS**

	Structure Plan Area (Section 8.6.3)
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**Structure Plans**

- 8.6.4 Turua (Residential)
- 8.6.5 Ngatea North (Residential)
- 8.6.6 Ngatea South (Residential)
- 8.6.7 Kerepehi North Industrial
- 8.6.8 Kerepehi South Industrial
- 8.6.9 Kerepehi Residential
- 8.6.10 Paeroa North (Residential)
- 8.6.11 Opukeko, Paeroa (Industrial)
- 8.6.12 Waikino (Low Density Residential)
- 8.6.13 Waihi East (Residential)

	Quarries: Quarry Resource Area (Section 9.4.1.2)
	Quarry Reverse Sensitivity Area (Section 9.4.1.2)

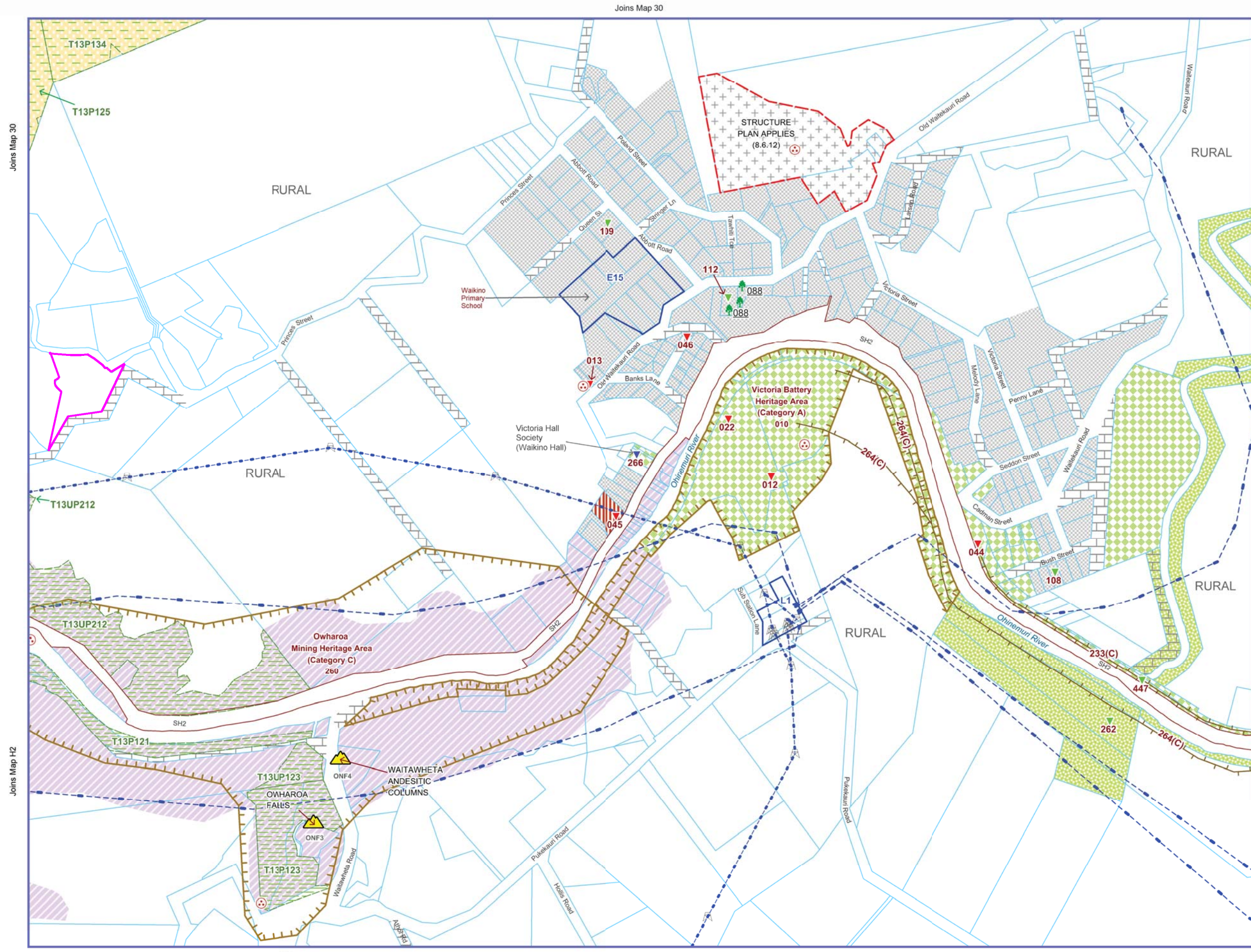
**INFORMATION ONLY**

	Archaeological Site
Archaeological site locations shown may be inaccurate in some cases as the updated data (Archaeological Upgrade Project) is not yet available.	
	Coastal Marine Area (CMA) (Landward Boundary)
	State Highway
	Sub Transmission Line
	Water Supply Catchments
	Unformed Road
	Extent of Future Urban Development (Turua only)

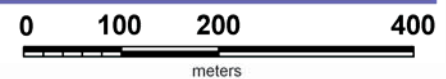


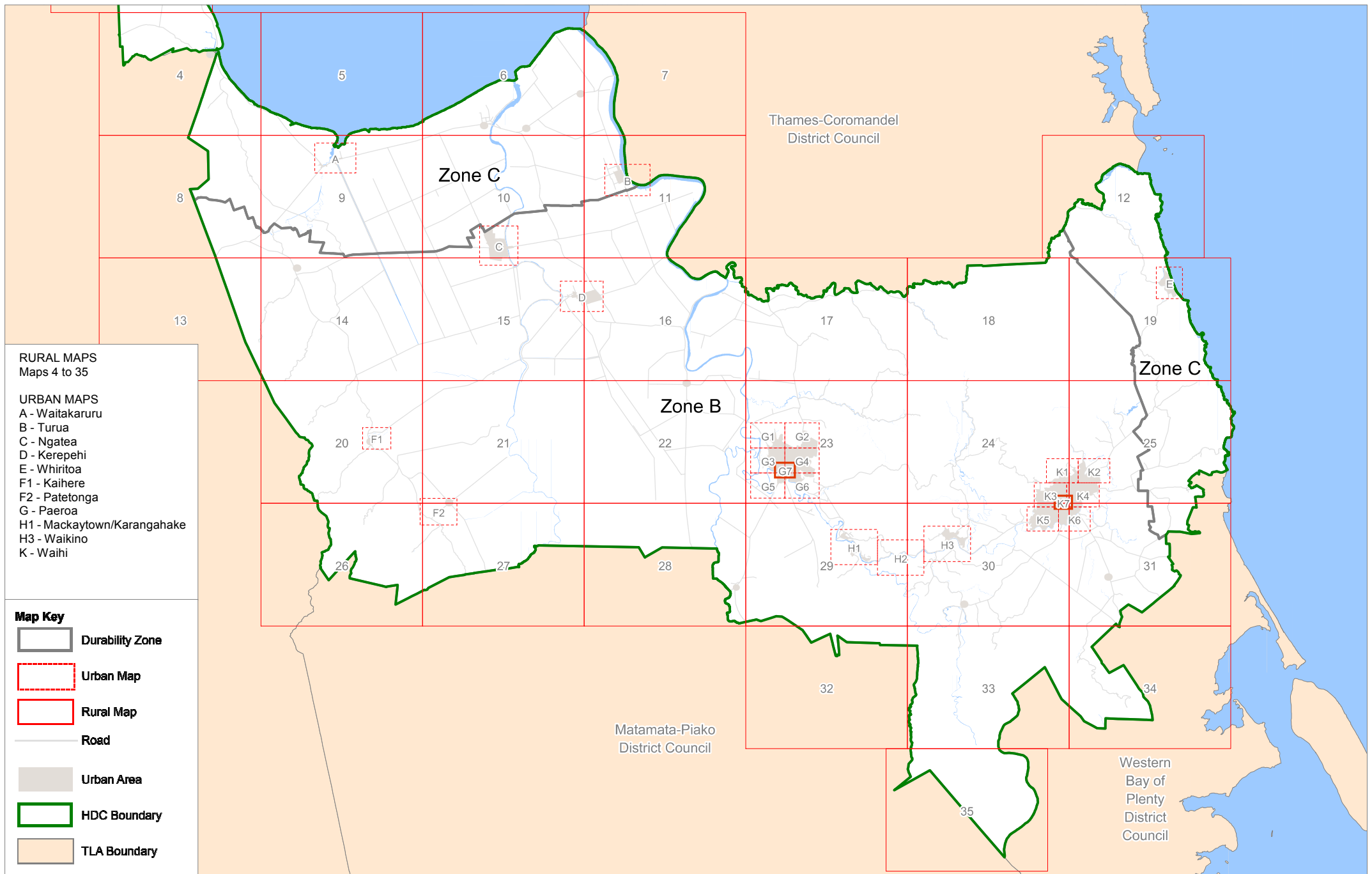
= subject property

NOTE: For full list of notations and description of information shown on maps please refer to separate Map Legend



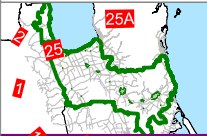
Cadastral data sourced from Land Information NZ. CROWN COPYRIGHT RESERVED.  
Significant Natural Areas sourced from Waikato Regional Council.





- RURAL MAPS  
Maps 4 to 35
- URBAN MAPS  
A - Waitakaruru  
B - Turua  
C - Ngatea  
D - Kerepehi  
E - Whiritoa  
F1 - Kaihere  
F2 - Patetonga  
G - Paeroa  
H1 - Mackaytown/Karangahake  
H3 - Waikino  
K - Waihi

- Map Key**
- Durability Zone
  - Urban Map
  - Rural Map
  - Road
  - Urban Area
  - HDC Boundary
  - TLA Boundary



# Hauraki District Durability Zones

File Location: M:\Maps\Policy and Planning\Planning Zones\Durability Zones.wor

Hauraki District Council does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted.

Date : 04/05/2016	Print Size : A4 Landscape	Map By : GIS
Scale : 1 to 260 000	Projection : NZTM	Source : HDC



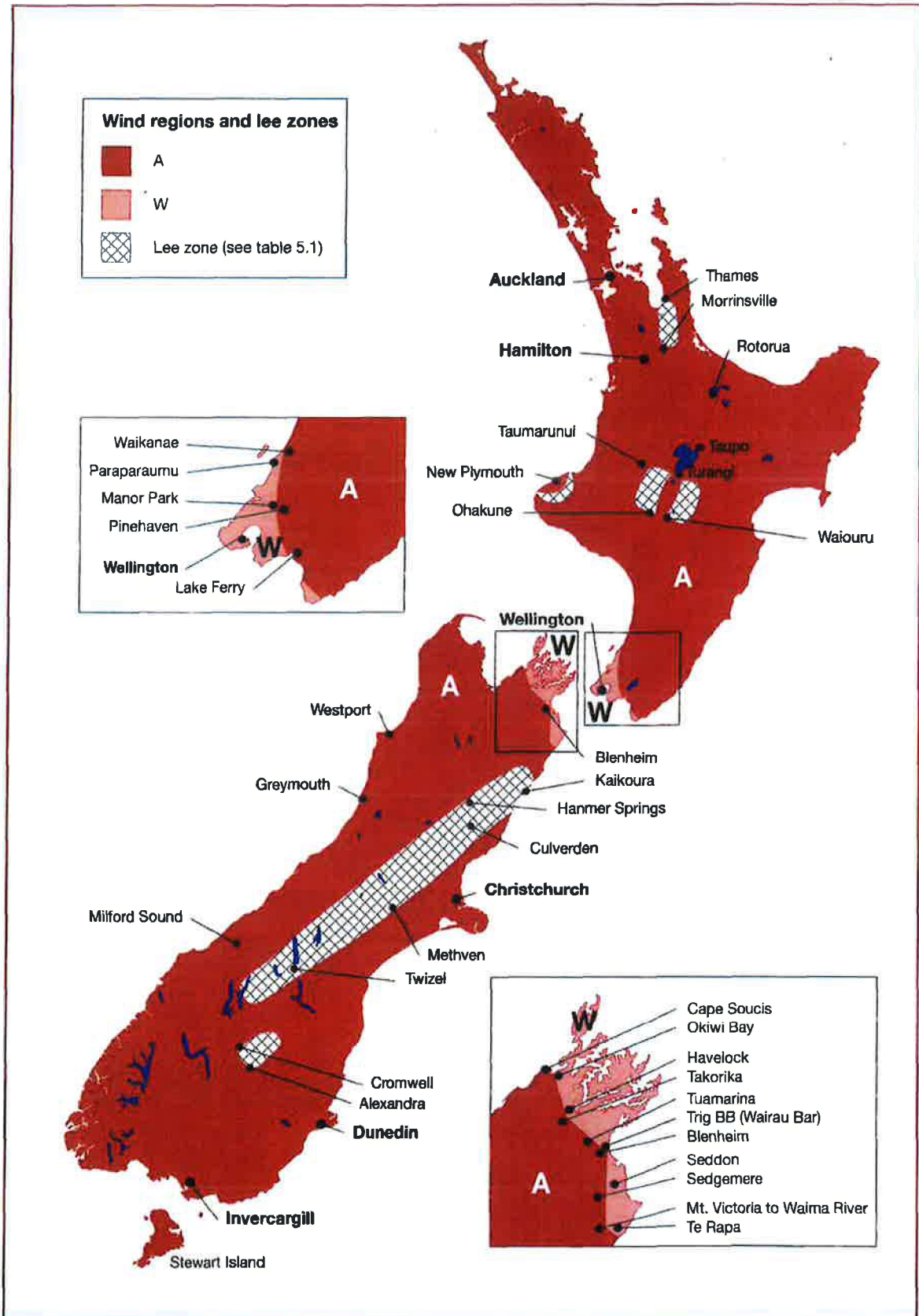
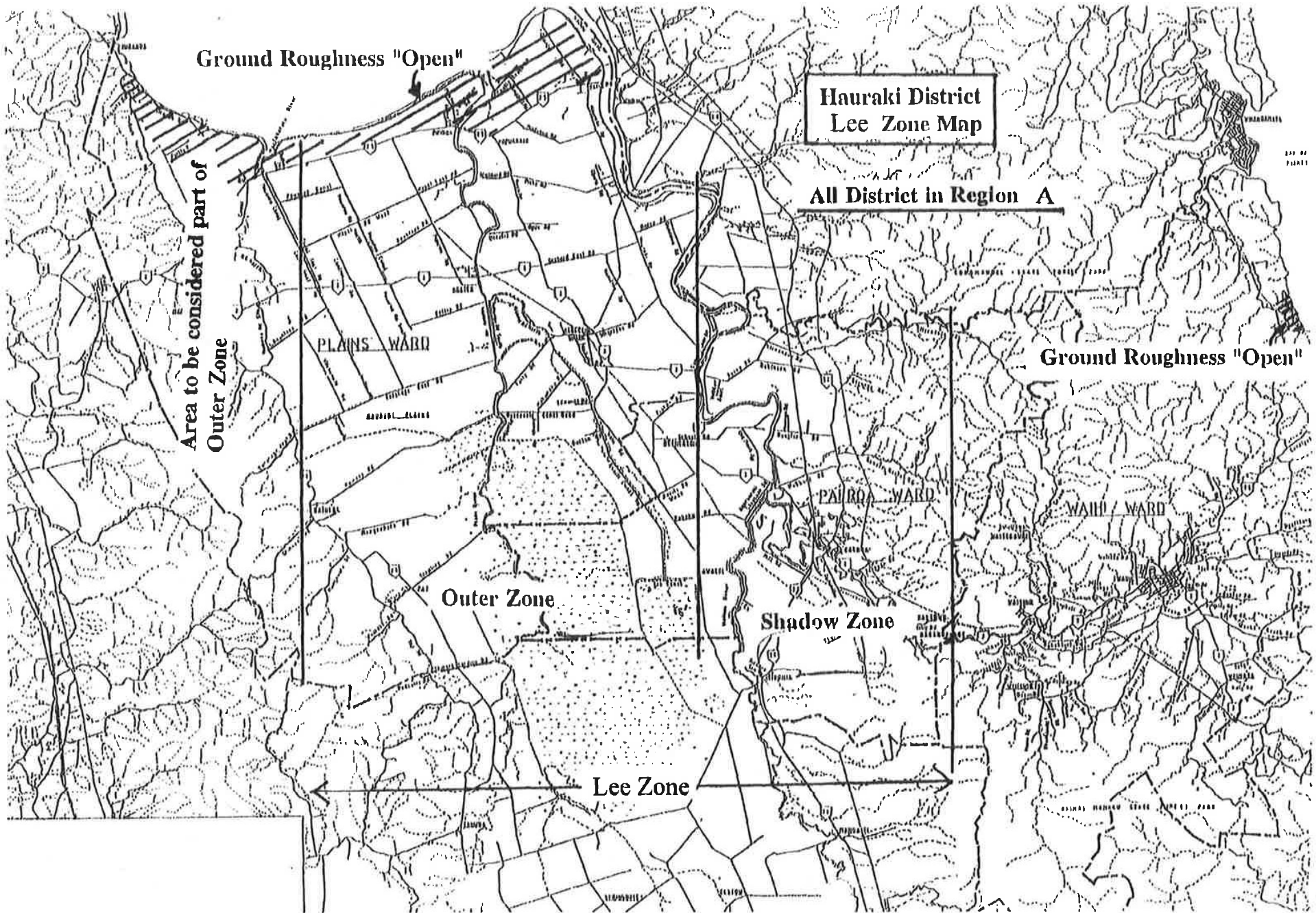


Figure 5.1 – Wind regions and lee zones (see 5.2.2)



Ground Roughness "Open"

Hauraki District  
Lee Zone Map

All District in Region A

Area to be considered part of  
Outer Zone

PLAINS WARD

Ground Roughness "Open"

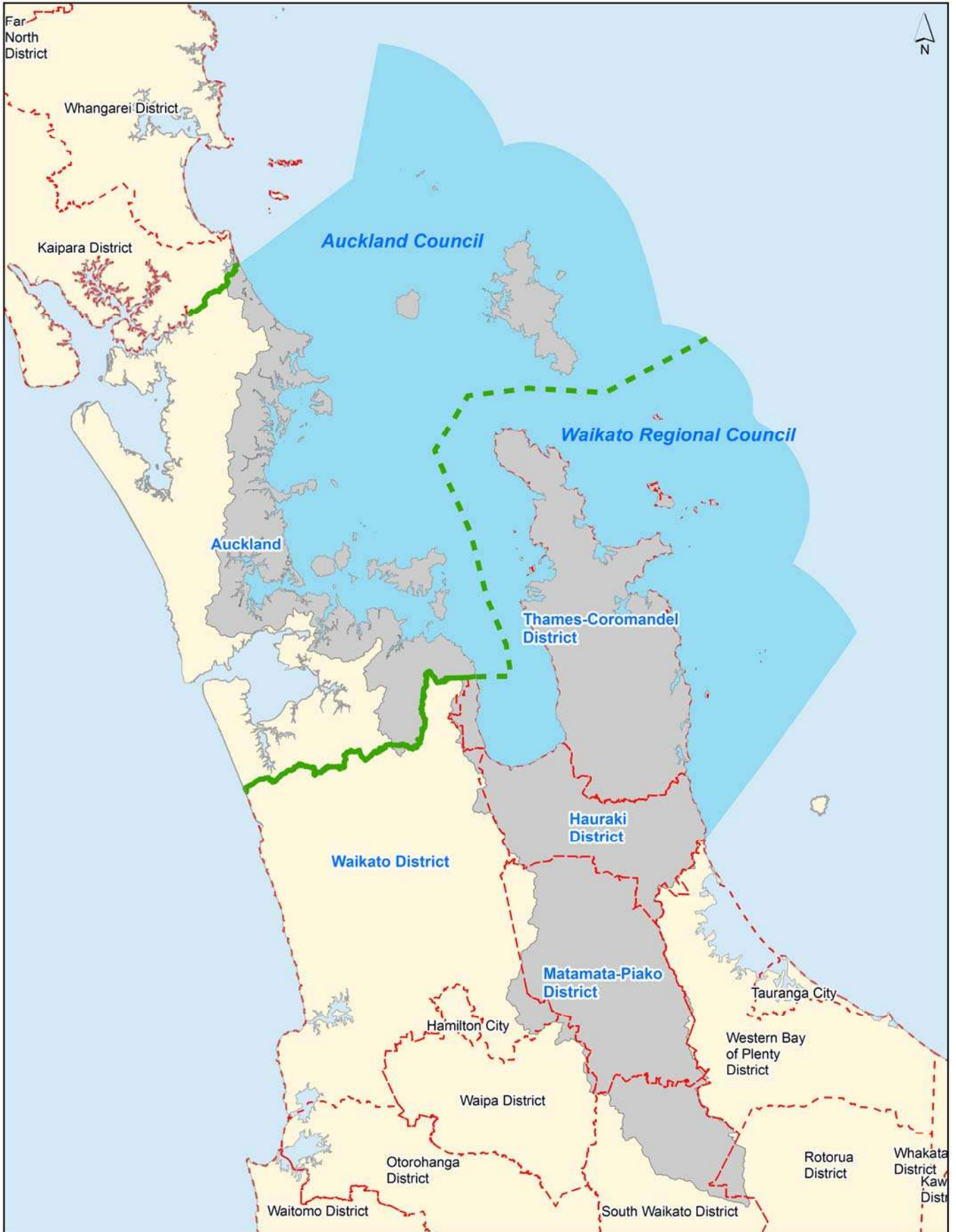
Outer Zone

Shadow Zone

WAHI WARD

Lee Zone





This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Date: 12 December 2011

### Hauraki Gulf Marine Park Catchment and TLA boundaries



- - - Regional Sea Boundary
- Regional Boundary
- Hauraki Gulf Marine Park
- Hauraki Gulf Marine Park Catchment
- Waikato District Forum Member Council



**Auckland Council**  
Te Kaitiaki o Tamaki Makaurau

# LIM Report Search Results - Model

[LIM Search]

## SITUATION DETAILS

04/07/2023

**Valuation Number** 05090/383.21  
**Legal Text** LOT 1 DP 378601  
**CT Reference** 315650  
**Address** 121A Princes Street Waikino 3682

## VALUATION INFORMATION

**Area (Ha)** 1.3871  
**Capital Value** \$442,000.00  
**Land Value** \$330,000.00

## MODEL RATES INFORMATION FOR 2023/2024

Description	Rateable Value	Rates
General Rates	442000	\$342.89
Roading Rates	442000	\$356.85
Uniform Annual General Charge	1	\$648.07
Waihi Community Facilities	1	\$321.40
<b>Total Rates Levied</b>		<b>\$1,669.21</b>

Please Note:

Rates shown are for the 2023/2024 year.

15% GST is included.

Environment Waikato Regional Rates are invoiced separately.

## BALANCE/ARREARS INFORMATION

**Current Rates Balance** \$1,669.21  
**Arrears/Overdue** \$0.00  
**Rates Due Now** \$0.00

**Disclaimer** This information is provided as at the date noted at the top right, it should not be used for property settlement purposes and contact should be made with Council if such a figure is required.

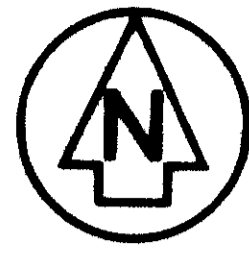
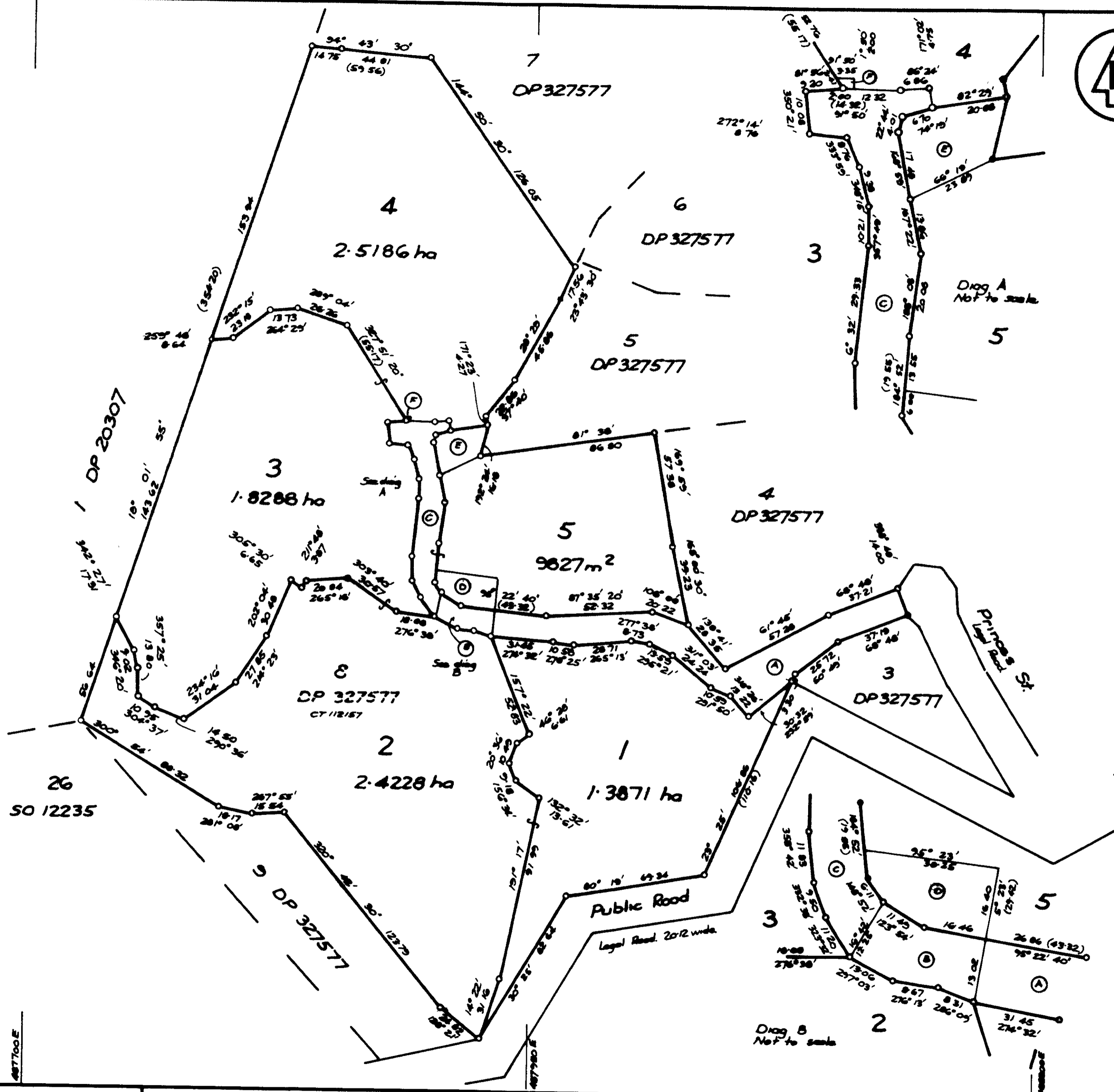
For more information please contact:

**Hauraki District Council**  
**William Street**  
**PO Box 17**  
**PAEROA**

Phone **07 862 8609**  
- **0800 734 834** (from within the district)  
Fax **07 862 8607**  
Email **rates@hauraki-dc.govt.nz**

740760N

740500N



**Approvals**  
 I hereby certify that this plan was approved by the Hauraki District Council pursuant to Section 223 of the Resource Management Act 1991 on the 28 day of November 2006 subject to the granting or reserving of the easements set out in the Memorandum herein.

*Alau*  
 Authorised Officer

Memorandum of Easements

Purpose	Ser Ten	Shown	Dem Ten
Right of Way	Lot 4	A	Lots 1, 2, 3 & 5
Right to convey Water & gas	Lot 4	B	Lots 2, 3 & 5
Right to Transmit Electricity & Telecommunications	Lot 4	C	Lots 3 & 5
Right to drain Stormwater	Lot 4	A	Lot 1
	Lot 4	B	Lots 1 & 2
	Lot 4	C	Lot 3
	Lot 5	D	Lots 1 & 2
	Lot 5	E	Lots 3 & 4

Schedule of Easements in Gross

Purpose	Ser Ten	Shown	Grantee
Right to transmit electricity	Lot 4	A, B, C & F	Powers Limited

New CT Allocated

Lot	CT Reference
1	315650
2	315651
3	315652
4	315653
5	315654

Lots 1 to 5 Class II survey  
 Total Area 9.1400 ha

Completed in CT 112157

**1. Graeme James David Horder**  
 being a person entitled to practice as a licensed cadastral surveyor, certifies that -  
 a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002.  
 b) This document is accurate, and has been created in accordance with that Act and those Rules.

Signed \_\_\_\_\_ Date 1 / 1

Field Book \_\_\_\_\_ p. \_\_\_\_\_ Traverse Book \_\_\_\_\_ p. \_\_\_\_\_

Reference Plans \_\_\_\_\_

Examined \_\_\_\_\_ Correct

Approved as to Survey by Land Information NZ on 1 / 1

Deposited by Land Information NZ on 1 / 1

LAND DISTRICT South Auckland

Lots 1 to 5 Being Subdivision of Lot 8 DP 327577.

TERRITORIAL AUTHORITY Hauraki District Council  
 Surveyed by G. J. D. Horder  
 Scale 1: 1500 Date May 2006

File Number DP378601

DATE: 9 September 2005



**Resource Management Act 1991**

**FILE REF: 82.717.256**

**DECISION NO: 2005/06-62**

**APPLICANT: J & G Snip**

**SUBJECT: To subdivide Lot 8 DP 327577, 121 Princes Street, Waikino to create five lifestyle lots in the rural zone.**

---

**DECISION:**

**THAT** pursuant to Section 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified discretionary activity application to subdivide Lot 8 DP 327577, located at 121 Princes Street, Waikino into five lifestyle lots, on the grounds that:

- The proposed subdivision has no adverse effects on the environment that are more than minor;
- The proposed subdivision is in general accordance with the provisions of the District Plan and
- The application is not contrary to the objectives and policies.

Subject to the following conditions:

1. The subdivision shall be carried out generally in accordance with Surveying Services Scheme Plan ref. 9.3644(1) dated May 2005.
2. That a Community Recreation Facilities Contribution of \$1,842.94 plus GST per lot be paid to Council for the creation of four additional lots (Waihi Ward).
3. That a roading contribution of \$6,550.11 (plus GST) be paid to Hauraki District Council.
4. That the subdivider shall provide each lot with separate power connections.
5. That the subdivider shall provide each lot with separate telephone connections, or written confirmation from the appropriate supply authority that these are existing, or are available at the standard connection fee.
6. That the subdivider shall construct a Class C (Standard Rural Residential Vehicle Entrance) as specified in section 9.3.3.3 of the HDC District Plan at the beginning of right of way "A" shown on the submitted plan.
7. That the subdivider shall construct right of way "A" to a rural road standard as it will be serving 5 lots. The carriageway is to be a minimum sealed width of 6.0 metres plus associated drainage with a 12.0 metre legal width.

8. That the subdivider is to provide certification from a chartered professional geotechnical engineer as to the suitability of the construction of the earth dams for the intent of them being a dam and the construction of a right of way on these structures. This certification is to be submitted to the HDC District Engineer for approval. No other construction with regard to the Dams may commence until this approval is obtained.
9. That the following easements be created:

PURPOSE	SERV. TEN	SHOWN	DOM. TEN
Right of way, right to convey water, gas and right to transmit electricity and telecommunications	Lot 4	A	Lots 1, 2, 3 and 5
	Lot 4	B	Lots 1, 2, 3 and 5
	Lot 4	C	Lots 1, 2, 3 and 5
Right to drain storm water	Lot 4	A	Lot 1
	Lot 4	B	Lots 1 and 2
	Lot 4	C	Lot 3
	Lot 5	D	Lots 1 and 2
	Lot 5	E	Lots 3 and 4

10. That pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be placed on the titles of Lots 1 – 5 stating that a specific engineer design may be required for any building foundations and effluent disposal.
11. That Engineering drawings and specifications covering all engineering works shall be submitted to the Manager of Planning and Environmental Services for consideration and approval prior to the commencement of any work.
12. That three copies of “as built” plans be submitted to Council upon completion of construction, showing the details required by NZS 4404:2004.
13. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.
14. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of \$75.00 for administration of the consent.
15. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council's costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

**Advice Notes:**

- Any work undertaken in the road reserve, including construction of vehicle entrances, will require a street opening permit and traffic management plan be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Paeroa Office, tel 07-862 8609.
- As-Built drawings of all existing and new works are to comply with NZS 4404: 2004, Schedule 1D. All works are to be presented on a single plan by the Applicant. Attention is drawn to the requirement for co-ordination of all utility surface features. All co-ordinates are to be presented in New Zealand Transverse Mercator Projection, levels are to be in terms of Tararu Datum
- It is noted that the applicant has begun shaping and filling in the area of the right of way and this construction is to cease until approval given.

DATE: 9<sup>th</sup> September 2005

SIGNED: \_\_\_\_\_

*Hauraki  
District Council*

**Section 224 (C) Certificate**

**IN THE MATTER:** of the Land Transfer Act 1952

**AND**

**IN THE MATTER:** of Deposited Plan DP378601

**AND**

**IN THE MATTER** of Section 224(c) of the Resource  
Management Act 1991

Pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Hauraki District Council and a consent notice has been issued in respect of those conditions that have not been complied with.

Dated at Paeroa this 26<sup>th</sup> day of *JANUARY* 2007



Authorised Officer

SCANNED

82-717-256

HAURAKI DISTRICT COUNCIL


(Consent Notice Pursuant to Section 221  
Resource Management Act 1991)

IN THE MATTER of Deposited Plan 378601  
AND  
IN THE MATTER of subdivision Consent of plan  
DP 378601 pursuant to Sections 104B, 220 and 221 of  
The Resource Management Act 1991.

Pursuant to Sections 221(1) of the Resource Management Act 1991 the Hauraki  
District Council by resolution passed on the 9<sup>th</sup> day of September 2005  
imposed the following conditions on the subdivision consent for  
Deposited Plan 378601

That for lots 1 to 5 a specific engineering design may be required for any building  
foundations and effluent disposal.

Dated this 26<sup>th</sup> day of JANUARY 2007

  
-----  
Chief Executive / Authorised Officer

## 5.1 RURAL ZONE

### 5.1.1 ZONE PURPOSE

- (1) Apart from those areas specifically zoned as Conservation, Coastal, Karangahake or Reserve Zones most of the land outside of the towns and townships of the District is within the Rural Zone.
- (2) The Rural Zone is almost exclusively a farming area covering the fertile Hauraki Plains and Waihi Basin areas, the western foothills of the Hapuakohe Range, the eastern hills of the Waihi Basin and the foothills of the Coromandel and Kaimai-Mamaku Ranges. Predominantly dairy farming is concentrated on the plains area. Horticulture is predominantly located in the Waihi Basin. Extensive grazing and production forestry occurs in the hill country. The rural land resource is one of the most valued of the natural and physical resources in the District. Important mineral resources are located within the Rural Zone.
- (3) Most of the land in the Rural Zone is in pasture or under cultivation. Areas of commercial forestry are located particularly on the western ranges, and extractive industry occurs in a number of locations. In other locations within the Rural Zone, protection of public water supply sources, water and/or soil conservation and land management considerations require that the land either remain undeveloped or the current ground cover remain undisturbed, or that the land is carefully managed.
- (4) There are significant natural areas (eg stands of indigenous vegetation), outstanding natural features and landscapes and district amenity landscapes within the rural area, that require protection from adverse effects of some activities. The protection provisions for indigenous biodiversity of significance in the Rural Zone are supplemented by other general provisions relating to less significant indigenous biodiversity.
- (5) The Rural Zone is of a generally open character, with buildings mainly limited to dwellings and other buildings directly associated with rural production activities.

### 5.1.2 OBJECTIVES AND POLICIES

#### (1) OBJECTIVE 1

To ensure a range of compatible rural land use activities can be undertaken, which benefit from the productive potential, location and rural character of the zone.

##### (a) Policies

Objective 1 will be achieved by implementation of the following policies:

- (i) Rural production activities that require the use of land with productive capability should be able to locate on land with such value.
- (ii) Land use activities which do not rely on land with high productive capability (including urban development and rural lifestyle activities) should not be sited on land with high productive capability, except where the character, scale and intensity



of those activities ensures that the land remains available for other activities in future that can utilise its high productive capability.

- (iii) Ensure buildings (including dwellings) and rural activities maintain the amenity value of a predominantly open rural character and the productive use of the land.
- (iv) Activities with a functional or legitimate need for a rural location should not be established in rural areas unless they are able to be undertaken without constraining the lawful operation of rural production activities which are carried out in accordance with accepted management practices.

**(b) Reasons**

- (i) To protect rural production resources identified as being significant to the District for rural production activities requiring land with productive capability.
- (ii) To achieve a flexible approach to land use management with emphasis being placed on the effects of activities.
- (iii) To achieve a flexible approach to subdivision management.
- (iv) To retain the open character of the rural area.

**(2) OBJECTIVE 2**

To preserve and enhance the open rural landscape character of the zone.

**(a) Policies**

Objective 2 will be achieved by implementation of the following policy:

- (i) Ensure the erection of buildings does not detract from the open rural landscape character values of the Rural Zone.

**(b) Reasons**

- (i) To maintain and enhance important amenity values in the District.

**Note:** Refer to section 6.3.3 for the objectives and policies relating to the Outstanding Natural Landscape Area and District Amenity Landscape Area within the Rural zone.

**(3) OBJECTIVE 3**

To provide for the investigation and utilisation of mineral resources including on-site processing and use of these resources by associated industries,

**(a) Policies**

Objective 3 will be achieved by implementation of the following policies:

- (i) Recognise that important mineral resources are located within the Rural Zone and that these minerals can only be extracted from where they are found.
- (ii) Require that the adverse effects of mineral investigation, extraction activities (including overburden cleanfills) and associated industrial activities be avoided, remedied or mitigated.

- (iii) Provide for associated industries to co-locate with extractive industries to encourage on-site processing of minerals.
- (iv) Recognise that the voids and other landscape features created by mining activities may be appropriate for a range of other uses (including recreational and industrial), and to allow for such uses in a manner where adverse effects are avoided, remedied or mitigated.

**(b) Reasons**

- (i) The District includes areas which are currently being mined or are known to have potential for the discovery of mineral resources.
- (ii) The environmental effects of investigating mineral resources potential needs to be managed in an appropriate manner.
- (iii) The on-site processing and use of mineral resources may result in significant cost and environmental savings by reducing transportation requirements.
- (iv) The voids and other landscape features created by some mining activities are a physical resource that should be used and developed in a manner that avoids, remedies or mitigates potential adverse effects.

**(4) OBJECTIVE 4**

To ensure that adverse effects of a land use activity on the environment or on the amenities of neighbours are avoided, remedied or mitigated.

**(a) Policies**

Objective 4 will be achieved by implementation of the following policies:

- (i) Require that all effluent is able to be safely disposed of to protect human health, and there is no associated smell nuisance from effluent or any other aspect of the activity.
- (ii) Ensure the implications of land use activities for the safety and efficiency of the roading network (especially through the integration of land uses with the roading network) are properly addressed.
- (iii) Other adverse effects (eg noise, smell, glare, vibration, visual) on the environment and amenity of the District (particularly where they are near to residential or other sensitive activities) should where practicable be avoided, or remedied or mitigated.
- (iv) Development in natural hazard areas that is likely to be adversely affected by such hazards should be avoided, where necessary, in preference to mitigating adverse hazard effects.

**(b) Reasons**

- (i) Whilst accepting that a range of activities should be provided for in the Rural Zone, care must be taken to ensure that: any adverse effect arising from the activities does not result in traffic hazard or traffic safety problems; nor that any dangerous, public health related or nuisance elements arise; and that there is minimal detracting from the amenities of the locality either at present or in the future, including cumulatively.

**(5) OBJECTIVE 5**

To recognise and provide for the development and use of ancestral Maori Land in a manner that recognises the cultural based housing needs and traditions associated with such land.

**(a) Policies**

Objective 5 will be achieved by implementation of the following policies:

- (i) Residential activities (Papakāinga) should be able to be developed and carried out on Maori land, where the effects on the environment can be avoided, remedied or mitigated.

**(b) Reasons**

- (i) The relationship of Maori, including their culture and traditions, with ancestral lands is required to be recognised and provided for as a Matter of National Importance as stipulated in the Act, and this is partly given effect to by supporting traditional Maori cultural living on Maori land.
- (ii) The District Plan also needs to take into account the Principles of the Treaty of Waitangi.
- (iii) The Marae Development Zone (Section 5.9) provides for wider Maori development than purely residential.

**5.1.3 ENVIRONMENTAL RESULTS**

- (1) The main expected environmental result of the Rural Zone is to facilitate productive uses of land that are compatible with retaining the open character and environmental amenity of the rural area and which promote the sustainable management of the physical and natural resources of the rural area.
- (2) It is recognised that in addition to traditional farming and forestry activities there is a need to accommodate a diverse range of opportunities for land use activities that enhance the social, economic and cultural wellbeing of the rural community. Some of these activities may have adverse effects that are incompatible with each other. Such activities should be managed to ensure the effects do not detrimentally impact on the physical and natural resources, other rural activities or the amenities of existing residents.
- (3) Within the rural zones, certain areas/features have been identified as being significant resources worthy of protection. Such areas/features include significant ecological areas, built heritage, areas of high scenic quality and important landscape features. The result sought with

regard to such areas is that they are not adversely affected by the impacts of land use and subdivision activities.

#### 5.1.4 ACTIVITY STATUS

Activities and their *accessory uses*, and *buildings* (unless otherwise stated) are *Permitted*, *Controlled*, *Restricted Discretionary*, *Discretionary*, *Non Complying* or *Prohibited* according to the Activity Status Table below:

##### 5.1.4.1 PERMITTED ACTIVITIES

Those activities listed below are a *Permitted Activity*, unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.1.5;
- Activity Specific Standards specified in Rule 5.1.6;
- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

<b>P1</b>	<i>DRAINAGE WORKS AND RIVER CONTROL WORKS</i> Note : Resource consent may be required from the Waikato Regional Council for these activities
<b>P2</b>	PEDESTRIAN WALKWAYS (INCLUDING SEATING AND TABLES), CYCLEWAYS AND JOGGING TRACKS OUTSIDE OF THE OUTSTANDING NATURAL LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P3</b>	PEDESTRIAN WALKWAYS (INCLUDING SEATING AND TABLES), CYCLEWAYS AND JOGGING TRACKS IN THE OUTSTANDING NATURAL LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(8))
<b>P4</b>	ONE <i>DWELLING</i> ON EACH <i>CERTIFICATE OF TITLE</i> CONTAINING UP TO 40 HECTARES OF LAND (EXCLUDING <i>DWELLINGS</i> AND ADDITIONS THERETO AND <i>ACCESSORY BUILDINGS</i> AND ADDITIONS THERETO IN THE OUTSTANDING NATURAL LANDSCAPE AREA, DISTRICT AMENITY LANDSCAPE AREA OR PIAKO FLOOD <i>PONDING AREA</i> ) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P5</b>	TWO <i>DWELLINGS</i> ON EACH <i>CERTIFICATE OF TITLE</i> CONTAINING 40 OR MORE HECTARES OF LAND (EXCLUDING <i>DWELLINGS</i> AND ADDITIONS THERETO AND <i>ACCESSORY BUILDINGS</i> AND ADDITIONS THERETO IN THE OUTSTANDING NATURAL LANDSCAPE AREA, DISTRICT AMENITY LANDSCAPE AREA, OR PIAKO FLOOD <i>PONDING AREA</i> ) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P6</b>	ONE <i>DWELLING</i> ON EACH <i>CERTIFICATE OF TITLE</i> CONTAINING UP TO 40 HECTARES OF LAND IN THE DISTRICT AMENITY LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(7))
<b>P7</b>	TWO <i>DWELLINGS</i> ON EACH <i>CERTIFICATE OF TITLE</i> CONTAINING 40 OR MORE HECTARES OF LAND IN THE DISTRICT AMENITY LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(7))

16 November 2020

<b>P8</b>	<i>ACCESSORY BUILDINGS TO DWELLINGS</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(6)) OR IN THE DISTRICT AMENITY LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(7))
<b>P9</b>	<i>FORESTRY</i> (OUTSIDE THE PIAKO FLOOD <i>PONDING AREA</i> , OUTSTANDING NATURAL LANDSCAPE AREA AND DISTRICT AMENITY LANDSCAPE AREA) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P10</b>	EXISTING <i>FORESTRY</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA (AT 26 SEPTEMBER 2014), INCLUDING <i>ACCESSORY BUILDINGS</i> (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(6))
<b>P11</b>	<i>FORESTRY</i> IN THE DISTRICT AMENITY LANDSCAPE AREA INCLUDING <i>ACCESSORY BUILDINGS</i> (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(7))
<b>P12</b>	<i>FARMING</i> (EXCLUDING ADDITIONS TO AND NEW <i>BUILDINGS</i> WHERE IN THE OUTSTANDING NATURAL LANDSCAPE AREA AND DISTRICT AMENITY LANDSCAPE AREA OR PIAKO FLOOD <i>PONDING AREA</i> ) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P13</b>	ADDITIONS TO AND NEW <i>BUILDINGS</i> ACCESSORY TO <i>FARMING</i> WHERE IN THE OUTSTANDING NATURAL LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(6)) AND DISTRICT AMENITY LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(7))
<b>P14</b>	TRACKS, DRIVEWAYS, OUTSIDE OF THE OUTSTANDING NATURAL LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P15</b>	TRACKS, DRIVEWAYS IN THE OUTSTANDING NATURAL LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(8))
<b>P16</b>	ONE <i>PRODUCE STALL</i> PER <i>HOLDING</i> (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6 (1)) (EXCEPT IN THE OUTSTANDING NATURAL LANDSCAPE AREA OR PIAKO FLOOD <i>PONDING AREA</i> ) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P17</b>	<i>HOME/FARM STAY</i>
<b>P18</b>	<i>HOME OCCUPATION</i> (REFER TO ACTIVITY SPECIFIC STANDARDS 5.1.6(2) AND (4))
<b>P19</b>	<i>PROSPECTING</i>
<b>P20</b>	<i>EXPLORATION</i> (EXCLUDING <i>EXPLORATION</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA AND DISTRICT AMENITY LANDSCAPE AREA) (REFER TO ACTIVITY SPECIFIC STANDARDS 5.1.6(3)(a) AND 5.1.6(4))
<b>P21</b>	<i>TEMPORARY USES AND BUILDINGS</i> (INCLUDING <i>TEMPORARY MILITARY TRAINING</i> ) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(4))
<b>P22</b>	REMOVAL OR DEMOLITION OF <i>BUILDINGS</i>
<b>P23</b>	<i>ACCESSORY BUILDINGS</i> ASSOCIATED WITH A <i>MINOR DWELLING UNIT</i> (REFER TO 5.1.6(7) AND DEFINITION OF <i>MINOR DWELLING UNIT</i> ).

### 5.1.4.2 CONTROLLED ACTIVITIES

Those activities listed below are a *Controlled Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.1.5;
- Activity Specific Standards in Rule 5.1.6;
- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

*Conditions* may be imposed in relation to the matters over which control has been reserved, as specified below.

<p><b>C1</b></p>	<p><i>PAPAKAINGA HOUSING</i> (EXCEPT IN OUTSTANDING NATURAL LANDSCAPE AREA AND DISTRICT AMENITY LANDSCAPE AREA OR PIAKO FLOOD <i>PONDING AREA</i>) (refer to Activity Specific Standards 5.1.6(4) &amp; (5))</p> <p><b>Matters over which Council has reserved control are:</b></p> <p><b>(1) Site layout</b></p> <p style="padding-left: 20px;"><b>(a)</b> Whether <i>buildings</i> are sufficiently set back from the boundaries of the neighbouring properties to avoid causing a nuisance to neighbouring <i>holdings</i> by way of obstruction of views, noise, glare and loss of privacy.</p> <p style="padding-left: 20px;"><b>(b)</b> Whether the layout of the housing on the <i>site</i> maintains an open character in keeping with the locality when viewed from public vantage points and adjacent properties.</p> <p><b>(2) Location and design of vehicle access</b></p> <p style="padding-left: 20px;"><b>(a)</b> Whether traffic movements resulting from the activity will have any significant impact on the safe and efficient operation of any public <i>road</i>. Pertinent matters for consideration in this regard are:</p> <p style="padding-left: 40px;"><b>(i)</b> the carrying capacity, standard and status in the roading hierarchy of the route concerned;</p> <p style="padding-left: 40px;"><b>(ii)</b> the means by which any likely traffic hazard can be avoided or mitigated.</p> <p><b>(3) Carparking</b></p> <p style="padding-left: 20px;"><b>(a)</b> The ability of the <i>site</i> to accommodate the necessary parking and on-site <i>manoeuvring areas</i>.</p> <p style="padding-left: 20px;"><b>(b)</b> Carparking areas on-site should be visually obvious to drivers from the <i>road</i>.</p> <p style="padding-left: 20px;"><b>(c)</b> Carparking should be designed so vehicles can manoeuvre on-site and are not required to reverse onto the <i>road</i>.</p>
<p><b>C2</b></p>	<p><i>EXPLORATION</i> (EXCLUDING <i>EXPLORATION</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA AND DISTRICT AMENITY LANDSCAPE AREA) <u>NOT</u> MEETING ONE OR MORE OF THE ACTIVITY SPECIFIC STANDARDS IN 5.1.6(3)(a) FOR <i>PERMITTED ACTIVITIES</i> AND NOT EXCEEDING THE ACTIVITY SPECIFIC STANDARD 5.1.6(3)(c) FOR <i>CONTROLLED ACTIVITIES</i></p>

<b>C3</b>	<p><i>EXPLORATION</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA AND DISTRICT AMENITY LANDSCAPE AREA (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(3)(b))</p> <p><b>Matters over which Council has reserved control for C2 and C3 are:</b></p> <p>(1) <b>Location of vegetation and/or land clearances</b></p> <p>(a) Whether the location of an individual clearance in relation to other clearance(s) has the effect of creating an inappropriate contiguous clearance.</p> <p>(2) <b>Timing/number of vegetation and/or land clearances</b></p> <p>(a) Whether the timing and/or number of individual clearances should be staged in order that the rehabilitation of adjoining clearances is undertaken before new clearances are created.</p> <p>(3) <b>Management and rehabilitation</b></p> <p>(a) The adequacy of management and rehabilitation plans to ensure the long term appearance and stability of any disturbed/excavated area including surplus earth disposal areas (including the possible use of performance bonds or other mechanisms) aimed to return the disturbed area to the same or similar state as existed prior to the clearance.</p> <p>(b) The extent to which existing <i>indigenous</i> or other vegetation which contributes to visual <i>amenity</i> and/or biodiversity values is retained, the reasons why clearance is proposed and the ability to rehabilitate the area to similar values.</p> <p>(c) Whether earthworks and/or tracks associated with the activity have been located or minimised to reduce any adverse visual impact.</p>
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#### 5.1.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

Those activities listed below are a *Restricted Discretionary Activity* subject to compliance with the:

- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

The matters over which the *Council* has restricted its discretion are specified for each *Restricted Discretionary Activity* listed below.

<b>RD1</b>	<p>ANY PERMITTED ACTIVITY OR CONTROLLED ACTIVITY THAT DOES NOT MEET THE ZONE DEVELOPMENT STANDARDS IN RULE 5.1.5 FOR A PERMITTED OR CONTROLLED ACTIVITY AND DOES NOT EXCEED THE ZONE DEVELOPMENT STANDARDS IN RULE 5.1.5 FOR A RESTRICTED DISCRETIONARY ACTIVITY</p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p>The <i>Council</i> will restrict the exercise of its discretion to the ability of the activity or development to achieve the particular environmental result of the <i>Zone Development Standards</i> in Rule 5.1.5 for which compliance is not met and the following relevant matters.</p> <p>(1) <b>Height and Daylighting</b></p>
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- (a) The extent that topographical and *site* conditions (including easements) restrict the area or shape of the *site* that is suitable and available for building.
- (b) The desirability of maintaining consistency in design and appearance with existing *buildings* on the *site*.
- (c) The need to preserve existing trees, vegetation or important physical characteristics of the *site*.
- (d) Whether the boundary to which the standard relates is a common boundary with an area of permanent open space, the use of which will not be detrimentally affected by any increased shading or loss of visual *amenity*.
- (e) Whether the property adjoining the *site* is sufficiently higher and therefore the adjoining property will not be detrimentally affected.
- (f) Where the standard(s) is/are not met due to penetration by a dormer window, gable or similar roof feature, whether that will have a minor effect on the *amenities* of the neighbouring site.
- (g) The extent to which it is necessary to minimise the physical disturbance to the landscape and the landforms.
- (h) The degree to which *amenity value* and privacy of adjoining properties is affected by matters such as shading and loss of daylight.
- (i) The extent to which the *building* visually intrudes on any Outstanding Natural Landscape Area or District Amenity Landscape Area, and what measures are proposed to reduce the visual effects of that intrusion.
- (j) Whether the *building* will detract from any view or vista which contributes to the aesthetic coherence of a locality, and if it does, what measures can and will be taken to reduce the detraction to an acceptable level or remove it completely.
- (k) Where in proximity to the inland Coastal Zone boundary, whether the *building* will detract from and/or adversely affect the natural character of the coastal *environment*.

(2) **Yards (Buildings)**

- (a) The extent that topographical and *site* conditions restrict the area or shape of the *site* that is available and suitable for building.
- (b) The degree to which the functioning of the *site* and/or the activity can be improved by not meeting the standard.
- (c) Whether there is a need to preserve existing trees, vegetation or important physical characteristics of the *site*.
- (d) The extent to which the provision of daylight and sunlight into the neighbouring properties and the visual and aural privacy of neighbouring sites will be affected.
- (e) The extent to which the safe and efficient functioning of the street or *road* will be compromised.



<p>(f) Whether the detrimental effects (including reverse sensitivity effects) of building in the <i>yard</i> can be reduced or avoided.</p> <p>(g) Whether the <i>yard</i> functions (including separation, <i>landscaping</i> and service provision) will be provided on the <i>site</i> by other means, or are they unnecessary.</p> <p><b>(3) Yards (<i>Shelter Belts</i> and <i>Forestry</i>)</b></p> <p>(a) The extent to which the safe and efficient functioning of the street or <i>road</i> will be compromised, through shading and obscuring visibility.</p> <p>(b) The potential of the tree root system to cause damage to the <i>road</i> pavement.</p> <p>(c) The extent to which the provision of daylight and sunlight into the neighbouring properties will be affected.</p> <p><b>(4) Traffic Noise Sensitivity</b></p> <p>(a) The location of the dwelling in relation to the formed carriageway of the <i>state highway</i>,</p> <p>(b) The location of the bedrooms and main living room within the dwelling in relation to the formed carriageway of the <i>state highway</i>,</p> <p>(c) The extent and location of the main glazing to bedrooms and living areas,</p> <p>(d) The mitigation methods proposed – building materials, construction method and the internal noise level that will be achieved,</p> <p>(e) The outcomes of any consultation with the New Zealand Transport Agency, and  whether they are likely to avoid or mitigate potential adverse traffic noise effects or potential reverse sensitivity effects on the <i>State Highway</i> (to apply (a) – (e) above).</p> <p>(f) Whether there are other design features that will provide the required ventilation without the need for ventilating windows or a <i>ventilation system</i>,</p> <p>(g) Whether the <i>ventilation system</i> proposed will provide a comfortable living environment as well as the required level of ventilation.</p>	<p><b>RD2</b> ANY <i>PERMITTED ACTIVITY</i> OR <i>CONTROLLED ACTIVITY</i> THAT DOES NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.1.6(4) IN THE AREA IDENTIFIED ON THE PLANNING MAPS AS “<i>SUBJECT TO INUNDATION</i>”</p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p><b>(1) Design of buildings</b></p> <p>(a) Whether the <i>building</i> or extension to the <i>building</i> and associated access is designed in such a manner that the <i>building</i> and access to the <i>building</i> will be free from inundation.</p> <p>(b) Whether the <i>building</i> or extension to the <i>building</i> and access to it will have any consequential flooding effects on the remainder of the <i>site</i> and other sites also subject to potential inundation.</p>
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<p><b>(2) Earthworks/Impermeable covering</b></p> <p><b>(a)</b> Whether the excavation or placement of fill is carried out in a manner that ensures erosion of the exposed ground and/or fill face during inundation will be minor and not cumulatively affect the functioning of the Flood Ponding Zone.</p> <p><b>(b)</b> Whether the extension of the impermeable covering (building and/or hard surfaces) and access will have any consequential inundation effects on the remainder of the site and other <i>sites</i> also subject to potential inundation and any other adjacent sites.</p> <p><b>(c)</b> Whether any fill material will leach into the water and create a pollution hazard (particularly where vegetation is removed).</p> <p><b>(3) Planting</b></p> <p><b>(a)</b> Whether any proposed planting contributes to the control of stormwater runoff, erosion control and the flood ponding purpose of the adjoining Flood Ponding Zone.</p> <p><b>(b)</b> Whether the planting will inhibit the ability of the Flood Ponding Zone to achieve that purpose and/or have a consequential adverse effect on other sites also subject to potential inundation. For example vegetation should not impede the free flow of water during the flood ponding/inundation process (both filling and emptying).</p>
<p><b>RD3 BUILDINGS (INCLUDING DWELLINGS (EXCEPT PAPAKAINGA HOUSING) AND ADDITIONS THERETO IN A DISTRICT AMENITY LANDSCAPE AREA THAT DO NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.1.6(7))</b></p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p><b>(1)</b> The design of the <i>building</i>, including <i>height</i>, <i>size/scale</i>, external finish, colour and reflectance value to avoid, remedy or mitigate the adverse effects on the landscape, including, for example:</p> <p><b>(a)</b> use of varied rooflines to create shade effects and break up the bulk of the roofline;</p> <p><b>(b)</b> lowered building height;</p> <p><b>(c)</b> amount and reflectivity of glass;</p> <p><b>(d)</b> use of a colour similar to a colour in the Hauraki District Council landscape colour chart (refer to 6.3.7).</p> <p><b>(2)</b> The visibility of the <i>building</i> from public viewing points, having regard to the accessibility of the viewing point.</p> <p><b>(3)</b> The extent to which the <i>building</i> and any associated curtilage will be visually prominent (particularly in relation to nearby or backdrop <i>indigenous vegetation</i>) and/or break a skyline or interrupt the form of ridges, hills or prominent slopes.</p> <p><b>(4)</b> Whether the District Amenity Landscape Area has the capacity to absorb change, having regard to existing and consented developments in the immediate locality and</p>

	<p>any benefits that may arise from the clustering of <i>buildings</i>, or if other more suitable sites should be used.</p> <p>(5) Whether the <i>building</i> is located where vegetation and/or landform can provide a backdrop, or the planting of trees and shrubs, the shaping of earth and other landscape features around the <i>building</i> can reduce the visual dominance of the <i>building</i> and assist with its integration into the landscape.</p> <p>(6) The <i>Zone Development Standards</i> in Rule 5.1.5.</p>
<b>RD4</b>	<p><b>ACCESSORY BUILDINGS TO EXISTING DWELLINGS, TO FARMING AND TO EXISTING FORESTRY, IN AN OUTSTANDING NATURAL LANDSCAPE AREA, THAT DO NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.1.6(6)</b></p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p>(1) The design of the <i>building</i>, including <i>height</i>, <i>size/scale</i>, <i>external finish</i>, <i>colour</i> and <i>reflectance value</i>.</p> <p>(2) The appropriateness of the building site having regard to geotechnical conditions and <i>site suitability</i>.</p> <p>(3) The visibility of the <i>building</i> from public viewing points, having regard to the accessibility of the viewing point.</p> <p>(4) The extent to which the <i>building</i> and any associated curtilage will be visually prominent (particularly in relation to nearby or backdrop <i>indigenous vegetation</i>) and/or break a skyline or interrupt the form of ridges, hills or prominent slopes.</p> <p>(5) Whether the Outstanding Natural Landscape Area has the capacity to absorb change, having regard to existing and consented developments in the immediate locality and any benefits that may arise from the clustering of <i>buildings</i>.</p> <p>(6) Whether the <i>building</i> is located where vegetation and/or landform can provide a backdrop, or the design of any <i>landscaping</i> around the <i>building</i> can mitigate any visual effects.</p> <p>(7) Whether physical access to the <i>building</i> follows the contours of the land and minimises the visual impact of cut and fill.</p> <p>(8) The design and siting of services (especially overhead services) to the <i>building</i> and the ability of these services to follow natural contours, and whether the visual effects can be lessened by proposed <i>landscaping</i>.</p> <p>(9) Whether the location of the building site and access thereto minimises the removal of or modification to <i>indigenous vegetation</i>, and the extent of earthworks that will be potentially visually prominent.</p> <p>(10) The <i>Zone Development Standards</i> in Rule 5.1.5.</p>
<b>RD5</b>	<p><b>ADDITIONS TO EXISTING BUILDINGS (INCLUDING DWELLINGS) IN THE PIAKO FLOOD PONDING AREA, WHERE OTHERWISE PROVIDED FOR IN THE RURAL ZONE (OUTSIDE THE PIAKO FLOOD PONDING AREA) AS A PERMITTED OR CONTROLLED ACTIVITY</b></p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p>(1) <b>Design of Buildings</b></p>

	<p>(a) Whether the <i>building</i> is designed in such a manner that the <i>site</i> can still practically accommodate the same flood ponding volume.</p> <p>(2) <b>Removal of Vegetation /Impermeable Surface Covering</b></p> <p>(a) Whether any proposed measures to retain the ponding volume are adequate.</p> <p>(b) The cumulative effect of works on the functioning of the flood <i>ponding area</i>.</p>
<b>RD6</b>	<p>TRACKS, DRIVEWAYS IN THE OUTSTANDING NATURAL LANDSCAPE AREA THAT DO NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.1.6(8)</p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p>(1) Whether the track or driveway follows the contours of the land and minimises the visual impact of cut and fill.</p> <p>(2) Whether the visual effects can be lessened by proposed <i>landscaping</i>.</p> <p>(3) Whether the location of the track or driveway minimises the removal of or modification to <i>indigenous vegetation</i>, and the extent of earthworks that will be potentially visually prominent.</p>
<b>RD7</b>	<p>PEDESTRIAN WALKWAYS (INCLUDING SEATING AND TABLES), CYCLEWAYS AND JOGGING TRACKS IN THE OUTSTANDING NATURAL LANDSCAPE AREA THAT DO NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.1.6(8)</p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p>(1) Whether the track or driveway follows the contours of the land and minimises the visual impact of cut and fill.</p> <p>(2) Whether the visual effects can be lessened by proposed <i>landscaping</i>.</p> <p>(3) Whether the location of the track or driveway minimises the removal of or modification to <i>indigenous vegetation</i>, and the extent of earthworks that will be potentially visually prominent.</p>
<b>RD8</b>	<p><b>ON A CERTIFICATE OF TITLE CONTAINING UP TO 40 HECTARES OF LAND:</b></p> <p>ONE <i>MINOR DWELLING UNIT</i> ACCESSORY TO A <i>DWELLING</i> (EXCLUDING IN THE OUTSTANDING NATURAL LANDSCAPE AREA OR PIAKO FLOOD <i>PONDING AREA</i>) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(9)).</p> <p><b>ON A CERTIFICATE OF TITLE CONTAINING 40 HECTARES OR MORE OF LAND:</b></p> <p>ONE <i>MINOR DWELLING UNIT</i> ACCESSORY TO A FIRST <i>DWELLING</i> (EXCLUDING <i>DWELLINGS</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA OR PIAKO FLOOD <i>PONDING AREA</i>) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(9)).</p> <p>ONE <i>MINOR DWELLING UNIT</i> ACCESSORY TO A SECOND <i>DWELLING</i> (EXCLUDING <i>DWELLINGS</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA OR PIAKO FLOOD <i>PONDING AREA</i>) (REFER TO ACTIVITY SPECIFIC STANDARD 5.1.6(9)).</p> <p><b>Matters over which Council has restricted its discretion are:</b></p> <p>(1) Landscape, visual and amenity effects.</p> <p>(2) Effects on the privacy of neighbouring properties and dwellings.</p> <p>(3) Potential nuisance effects on neighbouring properties and dwellings.</p> <p>(4) Adequacy of provision for domestic effluent disposal, potable water supply, stormwater drainage.</p> <p>(5) Adequacy of outdoor recreation space.</p>

(6)	Access, parking and manoeuvring.
(7)	Traffic effects.
(8)	Location of the <i>minor dwelling unit</i> and orientation to enable daylight penetration for both the <i>minor dwelling unit</i> and associated <i>dwelling</i> .
(9)	The location and use of <i>buildings</i> and <i>structures</i> including garaging and decks to be used in association with the <i>minor dwelling unit</i> .
(10)	Methods to ensure compliance with Activity Specific Standard 5.1.6(7).

#### 5.1.4.4 DISCRETIONARY ACTIVITIES

Those activities listed below are a *Discretionary Activity* (except where otherwise specified\*) and shall be assessed against the relevant criteria in Rule 5.1.7.

Note: The Conservation and Heritage provisions in Section 6.0 and the Specific and District Wide provisions in Section 7.0 also apply and may alter the *Discretionary Activity* status for the activities specified below or require additional resource consents.

<b>D1</b>	ONE <i>DWELLING</i> ON EACH <i>CERTIFICATE OF TITLE</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA
<b>D2*</b>	MULTIPLE <i>DWELLINGS</i> (MORE THAN ONE <i>DWELLING</i> ON EACH <i>CERTIFICATE OF TITLE</i> CONTAINING LESS THAN 40 HECTARES OF LAND, OR MORE THAN TWO <i>DWELLINGS</i> ON EACH <i>CERTIFICATE OF TITLE</i> CONTAINING 40 OR MORE HECTARES OF LAND) EXCLUDING IN THE OUTSTANDING NATURAL LANDSCAPE AREA
<b>D3</b>	<i>PAPAKAINGA HOUSING</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA AND DISTRICT AMENITY LANDSCAPE AREA
<b>D4*</b>	<i>PRODUCE MARKET</i> AND MORE THAN ONE <i>PRODUCE STALL</i> PER <i>HOLDING</i>
<b>D5</b>	<i>PRODUCE STALLS</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA
<b>D6*</b>	<i>HELICOPTER LANDING AREA OR AIRSTRIP</i>
<b>D7*</b>	<i>FACTORY FARMING</i> ACTIVITIES WHICH COMPLY WITH THE STANDARDS FOR <i>NON-DOMESTIC EFFLUENT DISPOSAL</i> IN PERFORMANCE STANDARD 8.5.2
<b>D8*</b>	<i>INDUSTRIAL ACTIVITY</i> EXCLUDING THE WHOLESALE STORAGE AND DISTRIBUTION OF MOTOR SPIRITS (INCLUDING LPG AND CNG)
<b>D9</b>	<i>COMMERCIAL SERVICE, COMMUNITY FACILITY, EDUCATION AND TRAINING FACILITY</i> OUTSIDE THE PLAINS AND WAIHI BASIN AREAS (REFER TO MAPS M1 – M4)
<b>D10*</b>	DEPOTS AND <i>RURAL CONTRACTOR DEPOTS</i> FOR THE MAINTENANCE, REPAIR AND STORAGE OF VEHICLES, MACHINERY, EQUIPMENT AND MATERIALS ASSOCIATED WITH AND USED FOR RURAL ACTIVITIES, NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED ACTIVITY</i>
<b>D11*</b>	<i>LANDFILLS</i>
<b>D12*</b>	ANY <i>PERMITTED, CONTROLLED</i> OR <i>DISCRETIONARY ACTIVITY</i> IN THE RESERVE (ACTIVE) ZONE, WHERE NOT OTHERWISE PROVIDED FOR IN P2, P19, P20, C2 or RD7 ABOVE
<b>D13*</b>	<i>EXPLORATION</i> NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED</i> OR <i>CONTROLLED ACTIVITY</i>
<b>D14*</b>	<i>UNDERGROUND MINING, SURFACE MINING, AND MINING OPERATIONS</i>

<b>D15*</b>	<i>ANIMAL FEEDLOTS</i>
<b>D16*</b>	<i>INTENSIVE OUTDOOR FARMING</i>
<b>D17*</b>	<i>BOARDING, BREEDING AND TRAINING OF ANIMALS (FACILITIES)</i>
<b>D18</b>	ANY <i>PERMITTED</i> OR <i>CONTROLLED</i> ACTIVITY THAT DOES NOT MEET THE ZONE DEVELOPMENT STANDARDS IN RULE 5.1.5 FOR A <i>RESTRICTED DISCRETIONARY</i> ACTIVITY
<b>D19</b>	ANY <i>PERMITTED</i> OR <i>CONTROLLED</i> ACTIVITY THAT DOES NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.1.6 AND IS NOT OTHERWISE PROVIDED FOR AS A <i>RESTRICTED DISCRETIONARY</i> ACTIVITY
<b>D20*</b>	ANY <i>BUILDING</i> OR <i>BUILDING</i> ADDITION LOCATED PARTIALLY OR ENTIRELY OUTSIDE A BUILDING ENVELOPE THAT HAS BEEN DEFINED BY <i>CONDITION</i> OF A RESOURCE CONSENT FOR <i>SUBDIVISION</i>
<b>D21*</b>	<i>FORESTRY</i> IN THE OUTSTANDING NATURAL LANDSCAPE AREA
<b>D22</b>	A <i>MINOR DWELLING UNIT</i> ACCESSORY TO A <i>DWELLING</i> PROVIDED FOR IN RULE 5.1.4.3(RD8) AS A <i>RESTRICTED DISCRETIONARY</i> ACTIVITY THAT DOES NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.1.6(9)

\**Discretionary Activities* D2, D4, D6 to D8, D10 to D17, D20 and D21 are a *Non Complying Activity* where located in the Piako Flood Ponding Area.

#### 5.1.4.5 NON COMPLYING ACTIVITIES

Those activities listed below are a *Non Complying Activity*.

<b>NC1</b>	NEW <i>BUILDINGS</i> (INCLUDING <i>DWELLINGS</i> AND <i>MINOR DWELLING UNITS</i> ) IN THE PIAKO FLOOD PONDING AREA
<b>NC2</b>	<i>DISCRETIONARY ACTIVITIES</i> D2, D4, D6 to D8, D10 to D17, D20 and D21 WHERE LOCATED IN THE PIAKO FLOOD PONDING AREA
<b>NC3</b>	ANY ACTIVITY NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED</i> , <i>CONTROLLED</i> , <i>RESTRICTED DISCRETIONARY</i> , <i>DISCRETIONARY</i> OR <i>PROHIBITED</i> ACTIVITY

#### 5.1.4.6 PROHIBITED ACTIVITIES

Those activities listed below are a *Prohibited Activity*.

THERE ARE NO <i>PROHIBITED ACTIVITIES</i>
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#### 5.1.5 ZONE DEVELOPMENT STANDARDS

- (1) The following relevant *Zone Development Standards* shall be met by all *Permitted* and *Controlled Activities* unless otherwise stated.
- (2) For *Controlled Activities*, where *Council* has reserved control over specified matters in Rule 5.1.4.2, and for *Restricted Discretionary Activities* in Rule 5.1.4.3, where *Council* has restricted

its discretion to specific matters, more restrictive development standards than those specified in the table below may be imposed as *conditions* of consent.

- (3) The following relevant *Zone Development Standards* shall be used as a guide in assessing any *Discretionary* and *Non Complying Activities*.

Development Standard*	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
Maximum Height	11.0 metres (except in the Outstanding Natural Landscape and District Amenity Landscape Areas).	15.0 metres (except in the Outstanding Natural Landscape and District Amenity Landscape Areas).	To ensure that the <i>height of buildings</i> is compatible with the activities permitted in the <i>zone</i> as well as the landscape, <i>amenity</i> and character of both the <i>zone</i> that the <i>building</i> is located in and any adjoining <i>zone</i> .
	8.0 metres (in the Outstanding Natural Landscape and District Amenity Landscape Areas).	11.0 metres (in the Outstanding Natural Landscape and District Amenity Landscape Areas).	
Daylight Control (refer to definition for explanatory diagram)	No <i>building</i> shall project above 2.0 metres in <i>height</i> at any <i>holding</i> boundary and not project above a 45° plane into the <i>holding</i> up to the maximum <i>height</i> .	No restriction	To ensure no <i>building</i> unreasonably overshadows any neighbouring property, thereby restricting daylight and ventilation between <i>buildings</i> .
Minimum Yards (Building)	<i>Front Yard</i> : 12 metres (except from <i>state highways</i> for those <i>buildings</i> as set out in the <i>rule</i> below).	<i>Front Yard</i> : 12 metres	To allow flexibility in <i>site</i> layout while still maintaining the <i>amenities</i> of the <i>site</i> and adjoining sites and mitigating reverse sensitivity effects from new noise sensitive activities.
	<i>Front Yard</i> : 20 metres (from <i>state highways</i> ) for new <i>dwellings</i> erected or placed on the <i>site</i> after 14 September 2012 (and any subsequent additions to those <i>dwellings</i> ).		
	<i>Other yards</i> : 12 metres, except that: <b>(a)</b> any <i>building</i> or enclosure used for the housing and keeping of any animals (including milking sheds and stock yards) are not permitted within 50 metres of the boundary of the <i>holding</i> ; <b>(b)</b> for <i>certificates of title</i> of 2,500m <sup>2</sup> or less, the <i>yard</i> may be reduced to 3 metres for <i>residential purposes</i> including <i>accessory buildings</i> ; <b>(c)</b> any new <i>dwellings</i> erected or placed on the <i>site</i> after 14 September 2012 (and any subsequent additions to those <i>dwellings</i> ) are not permitted within 20 metres of the boundary of the railway <i>designation</i> (ref G1a on Planning Maps 17, 23, 28, 29, G1, G3 & G5) .	<i>Other yards</i> : Nil	
	<i>Front Yard</i> : 10 metres.	<i>Front yard</i> : Nil	

Development Standard*	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
<i>Shelter Belts and Forestry</i>	<i>Other yards:</i> Nil. Except that where the <i>yard</i> boundary adjoins a <i>sensitive zone</i> boundary, the <i>yard</i> shall be 10 metres.	<i>Other yards:</i> Nil	To maintain traffic safety, protect the physical <i>road</i> and maintain the <i>amenities</i> of adjoining sensitive land uses.
Traffic Noise Sensitivity	<p>(a) All new <i>habitable room(s)</i> where located within 80 metres of the formed carriageway of a <i>state highway</i> shall meet an internal road-traffic design sound level of <math>40dBL_{Aeq(24hr)}</math> with ventilating windows open.</p> <p>(b) An acoustic design report from a suitably qualified and experienced acoustics expert shall be provided to the <i>Council</i> demonstrating compliance with (a) above at the time of building consent application.</p> <p>(c) Where the requirements of (a) above can only be met with windows and doors closed a <i>ventilation system</i> shall be installed for the new <i>habitable room(s)</i>.</p> <p>(d) The requirements of (a) above shall not apply where:</p> <p>(i) the nearest façade of the new <i>habitable room(s)</i> is between 50 and 80 metres from the formed carriageway of the <i>state highway</i> and there is a solid <i>building</i>, fence, wall or landform that blocks the line of sight from all parts of all windows and doors to the new <i>habitable room(s)</i> to any part of the formed carriageway of the <i>state highway</i> (where that part of the <i>state highway</i> is within 80 metres of the façade of the new <i>habitable room(s)</i>); or</p> <p>(ii) it can be demonstrated by way of prediction or measurement by a suitably qualified and experienced acoustics expert that the road traffic noise level from the <i>state highway</i> is less than <math>55dBL_{Aeq(24hr)}</math> on all facades of the new <i>habitable room(s)</i>; or</p> <p>(iii) the <i>habitable rooms</i> are added to or altered within a <i>dwelling</i> existing at 26 September 2014.</p>	No restriction	To allow flexibility of <i>site</i> layout while protecting the <i>amenity</i> of sensitive uses, where located in proximity to high speed environment and/or high traffic volume <i>state highways</i> , from potential adverse traffic noise effects.



\*These *Zone Development Standards* shall not apply to “*Temporary Uses and Buildings*” covered by clause (b) of the definition in Section 4 for “*Temporary Uses and Buildings*” and to “*Prospecting*” and “*Exploration*”.

## 5.1.6 ACTIVITY SPECIFIC STANDARDS

### (1) PRODUCE STALL

- (a) No *produce stall* shall be operated where it obtains its access from a *state highway*.
- (b) The area of land or *building* used as a *produce stall* shall not exceed 30m<sup>2</sup> in total, excluding the area required for off-street parking and *manoeuvring*.
- (c) The *produce stall* and any land used in conjunction with it for retail display shall be located at least:
  - (i) 20m from every front boundary of the *holding*;
  - (ii) 10m from every other boundary of the *holding*;
  - (iii) 60 metres from an intersection with a *state highway*.
- (d) Activity specific standards (b) and (c) above shall not apply to a *produce stall* where:
  - (i) the area of land or *building* on the *property* used as a *produce stall* does not exceed 2m<sup>2</sup> in total; and
  - (ii) there is a minimum *road* seal width adjacent to the stall, from the centreline to the edge of the seal, of 3.0 metres; and
  - (iii) there is parking of a minimum width of 2.5 metres for at least one motor vehicle, off the formed *road* and adjacent to the stall, that is not a driveway or *internal access*, with a 4 metre taper at each end; and
  - (iv) the *produce stall* is located at least 60 metres from a *state highway*; and
  - (v) there is a minimum stopping sight distance of 200 metres, along the *road* carriageway to the stall.

### (2) HOME OCCUPATIONS

- (a) At least one person, including the principal operator of the *home occupation*, shall reside on the *site*.
- (b) A *home occupation* involving the care, tuition and/or accommodation of no more than five persons at any one time (in addition to the owner(s)/operator(s)) may be undertaken provided the activity and accommodation is principally undertaken within the *dwelling*.
- (c) A *Rural Contractor Depot* shall not occupy an area exceeding 500m<sup>2</sup>, and shall not be operated within 50 metres of the boundary of the *holding* and 100 metres from any existing *dwelling* or *visitor accommodation* facility that is located on a certificate of title that is in a different ownership to that of the *Rural Contractor Depot* operator.
- (d) Except for (b) and (c) above, the *home occupation* shall be carried out wholly within the *dwelling* or an associated *accessory building* erected or modified for the purpose,

provided that the *gross floor area* of the *dwelling* or *accessory building* used for the *home occupation* shall not exceed 30% of the total *gross floor area* of the *dwelling* and associated *accessory buildings* on the *site*.

- (e) Not more than one person from outside the household residing on the *site* shall be employed in the *home occupation*.
- (f) Apart from the external parking of vehicles and machinery associated with a *Rural Contractor Depot*, there shall be no exterior display, external storage of materials or other indication of the *home occupation* or variation from the rural and/or residential character of the property visible from a public place or adjoining neighbouring property.
- (g) The *home occupation* shall be operated so as not to attract pedestrian or vehicular traffic (other than traffic directly associated with the operation of the *home occupation*, eg rural contractor vehicles returning) between the hours of 10.00pm and 7.00am the following day.
- (h) The *home occupation* may not use equipment which creates electrical interference with television and radio sets on neighbouring properties.
- (i) Only goods directly produced or assembled by the *home occupation* may be sold or offered for sale from the *site* on which the *home occupation* is conducted - in accordance with the rules for *produce stalls*. Assembled means putting together pre-fabricated parts to make a product.
- (j) *Home occupations* shall not include a business or trade that involves panel beating, spray painting or mechanical repairs to vehicles and machinery (other than mechanical repairs to vehicles and machinery directly associated with the *home occupation*, eg repair of rural contractor's truck).

### (3) EXPLORATION

#### (a) PERMITTED ACTIVITIES

- (i) Trenching and costeaning is subject to a maximum cross section area of 6m<sup>2</sup>.
- (ii) Progressive rehabilitation of trenching is to be undertaken, such that no more than 50 metres of trenching is left open at any one time.
- (iii) *Exploration* drilling is subject to a maximum drilling pad size of 200m<sup>2</sup>.
- (iv) Bulk sampling is subject to a maximum of 500m<sup>3</sup> of material per 100 hectares.
- (v) *Exploration* tunnels are subject to the maximum volume of excavated material not to result in more than 500m<sup>2</sup> of surface area being covered, to a maximum height of 2 metres.
- (vi) Rehabilitation measures are proposed.
- (vii) For *exploration* activities within an *area subject to inundation* as identified on the planning maps, activity specific standard 5.1.6(4) also applies.

#### (b) CONTROLLED ACTIVITIES – within Outstanding Natural Landscape Area and District Amenity Landscape Area

- (i) Trenching and costeaning is subject to a maximum cross section area of 6m<sup>2</sup>.

- (ii) Progressive rehabilitation of trenching is to be undertaken, such that no more than 50 metres of trenching is left open at any one time.
  - (iii) *Exploration* drilling is subject to a maximum drilling pad size of 200m<sup>2</sup>.
  - (iv) Bulk sampling is subject to a maximum of 500m<sup>3</sup> of material per 100 hectares in the Outstanding Natural Landscape Area and 1000m<sup>3</sup> of material per 100 hectares in the District Amenity Landscape Area.
  - (v) *Exploration* tunnels are subject to the maximum volume of excavated material not to result in more than 500m<sup>2</sup> of surface area being covered in the Outstanding Natural Landscape Area and 1000m<sup>2</sup> square metres of surface area being covered in the District Amenity Landscape Area, to a maximum height of 2 metres.
  - (vi) Rehabilitation measures are proposed.
  - (vii) For *exploration* activities within an *area subject to inundation* as identified on the planning maps, activity specific standard 5.1.6(4) also applies.
- (c) **CONTROLLED ACTIVITIES – Outside Outstanding Natural Landscape Area and District Amenity Landscape Area**
- (i) Trenching and costeaning is subject to a maximum cross section area of 6m<sup>2</sup>.
  - (ii) Progressive rehabilitation of trenching is to be undertaken, such that no more than 50 metres of trenching is left open at any one time.
  - (iii) *Exploration* drilling is subject to a maximum drilling pad size of 200m<sup>2</sup>.
  - (iv) Bulk sampling is subject to a maximum of 2000m<sup>3</sup> of material per 100 hectares.
  - (v) *Exploration* tunnels are subject to the maximum volume of excavated material not to result in more than 2000m<sup>2</sup> of surface area being covered, to a maximum height of 2 metres.
  - (vi) Rehabilitation measures are proposed.
  - (vii) For *exploration* activities within an *area subject to inundation* as identified on the planning maps, activity specific standard 5.1.6(4) also applies.

(4) **LAND SUBJECT TO INUNDATION AS IDENTIFIED ON THE PLANNING MAPS**

- (a) No more than 5% of the area within the *site* that is *subject to inundation* as identified on the planning maps shall be covered by *buildings* and/or covered in an impermeable surface or vegetation (other than grass or similar), or otherwise made unavailable to inundation (eg by bunding or solid fencing), or be subject to *exploration*, excavation and filling.

(5) **PAKAKAINGA HOUSING**

- (a) Access is not from a *state highway*.
- (b) The land concerned shall be *Maori* multiple owned freehold *land* or otherwise be under the jurisdiction of the Maori Land Court.

- (c) The land concerned shall be vested in Trustees whose authority is defined in a Trust Order or other empowering instrument which will ensure as far as practicable that:
  - (i) the freehold of the land remains vested in the trustees without power of sale; and
  - (ii) the occupation and/or beneficial interest in the land is restricted to members of the whanau group for whose use and benefit the land is held.
- (d) An average of at least 2500m<sup>2</sup> of net land area to be provided per *dwelling* and associated *accessory buildings* (including *dwellings* and associated *accessory buildings* provided for as a *Permitted Activity*).

**(6) ACCESSORY BUILDINGS (TO DWELLINGS, FARMING, FORESTRY) IN OUTSTANDING NATURAL LANDSCAPE AREA**

- (a) The area of *accessory building* shall be:
  - (i) *New Accessory Buildings* - Maximum area: 100m<sup>2</sup> per *building*.
  - (ii) *Additions to existing Accessory Buildings* – Total area of addition and existing *building*: 100m<sup>2</sup> per *building*.
  - (iii) Total building coverage shall not exceed 2% of the *certificate of title* or 500m<sup>2</sup>, whichever is the larger, for *certificates of title* up to (and including) 5 hectares in area.
  - (iv) Total building coverage shall not exceed 1000m<sup>2</sup> per *title*, for *certificates of title* exceeding 5 hectares in area.
- (b) The exterior surfaces (walls, joinery and roof) shall be of a colour selected from the Hauraki District Council landscape colour chart (extract from British Standard Colour Range – BS5252), or constructed of materials which fall within this colour range. Refer to Section 6.3.7.
- (c) The reflectivity value of the exterior surfaces (walls, joinery and roof) shall not exceed 32%.
- (d) No mirror glass shall be used in the exterior walls or roof.

Standards (a) (i) to (iv) above shall not apply where the *building* is located within a building envelope that has been defined by a *condition* of a resource consent for *subdivision*. Refer to Rule 5.1.4.4 D20 for *buildings* located partially or entirely outside a defined building envelope.

**(7) DWELLINGS, MINOR DWELLING UNITS AND ADDITIONS THERETO AND ACCESSORY BUILDINGS TO DWELLINGS, MINOR DWELLING UNITS, FARMING AND FORESTRY IN DISTRICT AMENITY LANDSCAPE AREA**

- (a) The exterior surfaces (walls, joinery and roof) shall be of a colour selected from the Hauraki District Council landscape colour chart (extract from British Standard Colour Range – BS5252) or constructed of materials which fall within this colour range. Refer to Section 6.3.7.
- (b) The reflectivity value of the exterior surfaces (walls, joinery and roof) shall not exceed 32%.

- (c) No mirror glass shall be used in the exterior walls or roof.
- (8) **TRACKS, DRIVEWAYS, PEDESTRIAN WALKWAYS, CYCLEWAYS AND JOGGING TRACKS IN OUTSTANDING NATURAL LANDSCAPE AREA**
- (a) Gradient shall not exceed 1:8.
- (b) Cut and fill batter faces shall be a maximum of 2 metres in height.
- (c) All batter faces shall be planted or hydroseeded during the first planting season after batter face construction.
- (9) **RESTRICTED DISCRETIONARY ACTIVITY STANDARDS FOR MINOR DWELLING UNITS (REFER TO 5.1.4.3 RD8)**
- (a) A *minor dwelling unit* must be located on a *site* with a *net site area* of no less than 2,500m<sup>2</sup>.
- (b) A *minor dwelling unit* located on a *site* that is *subject to inundation* as identified on the planning maps must not result in a breach of Activity Specific Standard 5.1.6(4).
- (c) A *minor dwelling unit* located in the District Amenity Landscape Area must comply with Activity Specific Standard 5.1.6(7).
- (d) Bulk and location
- (i) A *minor dwelling unit* must be located to comply with the following Zone Development Standards for *Permitted* and *Controlled Activities* (refer to 5.1.5):
- (1) Maximum *height*;
  - (2) *Daylight control*;
  - (3) Minimum *Yards (Building)*; and:
  - (4) Traffic noise sensitivity.
- (ii) A *minor dwelling unit* must be located within 20 metres of its associated *dwelling* on the same *site*, measured from the closest external wall of the associated *dwelling* to the closest external wall of the *minor dwelling unit*.
- (iii) A *minor dwelling unit* must share the same vehicle entrance and driveway access as its associated *dwelling* on the same *site*.
- (e) Domestic wastewater treatment and disposal
- (i) A *minor dwelling unit* that is not connected to the reticulated sewerage system must show details of the design and lay-out of the proposed on-site domestic effluent system including evidence that the system either complies with the *permitted activity* standards of the Waikato Regional Plan or the terms of a site specific discharge consent.

## 5.1.7 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

When assessing any application for a *Discretionary Activity*, Council shall have regard to the relevant *development standards*, activity specific standards, environmental results and assessment criteria for *Permitted*, *Controlled* and *Restricted Discretionary Activities* in Rules 5.1.4 to 5.1.6, and the relevant General and Activity Specific assessment criteria below, and any other matters it considers appropriate.

### 5.1.7.1 GENERAL ASSESSMENT CRITERIA

- (1) The degree to which *buildings*, other *structures* and activities will adversely affect the rural landscape characteristics, particularly in relation to the open rural character.
- (2) Whether the activity and any *buildings* and *structures* located within the Outstanding Natural Landscape Area and District Amenity Landscape Area are of a scale, intensity, exterior colour and reflectivity which are in keeping with the natural character and landscape values of the Outstanding Natural Landscape Area or District Amenity Landscape Area.
- (3) Whether the activity should be located so that any actual or potentially productive land is not prejudiced from being used for purposes directly related to the inherent productive capability of the land.
- (4) Whether traffic movements resulting from the activity will have any significant impact on the safe and efficient operation of any *road*. Pertinent matters for consideration in this regard are:
  - (a) the carrying capacity, standard and status in the roading hierarchy of the *road* concerned;
  - (b) the ability of the *site* to accommodate the activity requirements for on-site parking, loading and *manoeuvring areas*;
  - (c) the means by which any likely adverse traffic effects can be avoided, remedied or mitigated;
  - (d) the access, parking and loading standards for *Permitted Activities* which shall be used as a guideline in assessing applications for *Discretionary Activities*;
  - (e) the comments of New Zealand Transport Agency on the possible adverse effects on the safe and efficient operation of the *state highway* network.
- (5) The degree to which the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of the Region, the District or locality.
- (6) Whether *buildings* are sufficiently set back from the boundaries of neighbouring properties to avoid causing a nuisance by way of overshadowing, obstruction of views, noise, glare and loss of privacy.
- (7) The degree to which the location of *buildings* is such as to retain clear visibility along rural *roads* and to provide space for vehicle access and loading on the *site* clear of the *road*.
- (8) Whether features of the proposal including the location, design, and colour of *buildings* and *structures*, the planting of trees and shrubs, and the shaping of earth avoid, remedy or mitigate any adverse effect on the existing landscape.

- (9) The extent to which existing native bush, or other vegetation which contributes to visual *amenity* and/or biodiversity values (as assessed against the criteria in 6.2.5.8), is retained and the reasons why any clearance is proposed.
- (10) Whether development adjacent to either the Conservation Zones, the Karangahake Gorge Zone or the Coastal Zone creates a situation where the *buildings* and activities dominate or detract from the natural *environment* of those *zones*.
- (11) Whether drainage and/or peat mining will have an adverse effect on the function and ecological values of the Kopuatai and Torehape Peat Domes.
- (12) Whether any *exploration, mining, earthworks* and/or tracks and driveways necessary to accommodate the activity would create a significant adverse visual impact, particularly in the Outstanding Natural Landscape Area and District Amenity Landscape Area.
- (13) Whether any *signs* proposed detract from the *amenities* of the area.
- (14) The extent to which the activity is self-contained, with regard to stormwater drainage, effluent disposal and water supply, within the boundaries of the *site* on which the activity is located (except where reticulated services are provided).
- (15) The extent to which wastes, spoil, sawdust, effluent etc are to be disposed of so as to avoid, remedy or mitigate nuisance for surrounding residents, damage to property, and pollution of the *environment*.
- (16) Whether the nature of the activity has the potential to create nuisance and health and safety effects, which cannot effectively or practically be controlled by mitigation measures.
- (17) The extent to which exterior storage areas of vehicles, equipment, machinery, materials, waste etc is located, or suitably screened from neighbouring properties and any public *road* or place, to avoid, remedy or mitigate any detriment to *amenity*.
- (18) Whether the hours of operation are appropriate having regard to those persons likely to be affected by the activity.
- (19) The adequacy of management and rehabilitation plans to ensure the long term stability of any disturbed/excavated area including waste disposal areas (including the possible use of performance bonds or other mechanisms designed to ensure long term stability).
- (20) Whether access to known *mineral* deposits will be compromised by the proposal concerned.
- (21) Whether the activity and any *buildings* and *structures* are of a scale and intensity which are in keeping with the character and *amenity values* of the existing rural *environment*.
- (22) The extent to which the activity and any *building* or *structure* maintains or enhances the cultural or heritage values of the locality.

### 5.1.7.2 ADDITIONAL DWELLINGS

- (1) The extent of the loss of land with high productive potential.
- (2) The necessity for additional *dwellings* to effectively manage the productive use of the land or support other lawfully established rural based activities on the *holding*.

### 5.1.7.3 PRODUCE MARKETS AND MORE THAN ONE PRODUCE STALL

- (1) Whether the position and orientation of the stalls or market will cause a distraction to passing motorists, thereby potentially leading to traffic hazards.
- (2) Whether the stalls or market, and land used in conjunction with them for retail display, are located a safe distance from the front boundary of the *property* to minimise traffic hazards.
- (3) The extent to which the proposal complies with the performance standards for the *zone*.
- (4) Whether the methods proposed for disposal of sewage and stormwater and the provision of a potable water supply are appropriate for the scale of development proposed, and can be effectively maintained.

### 5.1.7.4 HELICOPTER LANDING AREAS AND AIRSTRIPS

- (1) Whether the proposed flight paths to and from the *helicopter landing area* or *airstrip* will adversely impact on existing activities in the area, and/or the values of the Conservation Zones and any *Significant Natural Areas*. The following matters will be considered:
  - (a) hazard from aircraft movements
  - (b) noise (NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas, shall be used in the management, control and assessment of noise effects)
  - (c) ground access and traffic
  - (d) hours of operation
  - (e) the frequency of aircraft movements
  - (f) intrusion into the visual *environment*
  - (g) effect on *amenity values* in the surrounding area
  - (h) whether the use is temporary or intermittent.

### 5.1.7.5 FACTORY FARMING AND ANIMAL FEEDLOTS

- (1) Whether the design of the *buildings* and/or operation of the activity will ensure that all animals to be housed or kept cannot escape and that rodents or other animal pests can be managed.
- (2) Whether appropriate buffer distances from existing and likely future activities on adjoining and nearby properties are achieved, in order that potential adverse effects of noise, odour and traffic can be avoided, remedied or mitigated. Regard shall be had to the Code of Practice - Pig



Farming (New Zealand Pork Industry Board) 2nd Edition, August 1993, when considering an *intensive pig farming* operation.

- (3) Whether the proposed management of effluent (including location of effluent disposal areas) is to be undertaken in a manner which reduces any likely adverse effects (particularly smell) on nearby activities.
- (4) The extent to which features have been incorporated into the design to reduce potential nuisance problems such as noise, smell and glare.

#### 5.1.7.6 INTENSIVE OUTDOOR FARMING

- (1) Whether the number and intensity of animals is at a level which makes the adverse effects of the *intensive outdoor farming* activity difficult to avoid, remedy or mitigate.
- (2) Whether the animals are located at sufficient distances from adjoining and nearby existing and likely future activities in order that potential adverse effects can be avoided, remedied or mitigated.
- (3) Whether the proposed management of effluent (including location of effluent disposal areas) is to be undertaken in a manner which reduces any likely adverse effects (particularly smell) on nearby activities.
- (4) Whether there are management aspects of the proposed activity (eg rotation of animals around the *site*, time that animals are in any one location, screening/*landscaping*) that will avoid or reduce any likely adverse effects arising.

#### 5.1.7.7 INDUSTRIAL ACTIVITY

- (1) Whether it is established that there are particular characteristics of the use - either relating to location, area of land, relationship with other uses - which has a resource relationship that provides environmental benefits, that makes it suitable to be located in the Rural Zone.
- (2) Whether the scale of the use is in keeping with the character of the rural locality.
- (3) In the case of *industrial activities*, *rural contractor depots*, and any activity retailing motor spirits (including CNG and LPG and other fuels), refuelling motor vehicles on the *site* regard shall be had to the following:
  - (a) the Ministry of Transport (Traffic Safety Services) Standards for Petrol Stations (1983) or any substitution to that publication;
  - (b) the ability of the *site* to accommodate within its boundaries storage and filling facilities, standing room for vehicles waiting to be refuelled and any isolation distances required by the Environmental Protection Authority;
  - (c) the availability of water for fire fighting purposes;
  - (d) possible risks and hazards associated with the proposal and the community's perceptions of such risks and hazards;
  - (e) any resulting restrictions imposed on the use of adjacent land, and any cumulative effects of existing, adjacent hazardous activities;

- (f) the recommendation of the NZ Fire Service regarding fire safety.

**5.1.7.8 UNDERGROUND MINING, SURFACE MINING, MINING OPERATIONS, EXPLORATION AND LANDFILLS**

- (1) Whether public safety and security are adequately provided for.
- (2) Whether acceptable plans for the rehabilitation of all the disturbed areas, once earthworks have ceased, have been provided, including implementation programmes.

**5.1.7.9 BOARDING, BREEDING AND TRAINING OF ANIMALS**

- (1) Whether the design of the *buildings* and/or operation of the activity will ensure that all animals to be housed or kept cannot escape and that rodents or other animal pests can be managed.
- (2) Are the animals located at sufficient distances from adjoining and nearby existing and likely future activities in order that potential adverse effects of noise, odour and traffic can be avoided, remedied or mitigated.
- (3) Is the proposed management of effluent (including location of effluent disposal areas) to be undertaken in a manner which reduces any likely adverse effects (particularly smell) on nearby activities.
- (4) The extent to which features have been incorporated into the design to reduce potential nuisance problems such as noise, smell and glare.