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SECTION 2 - OBJECTIVES, POLICIES AND METHODS

1 INTRODUCTION

This part of the Plan sets out the provisions relating to the land use activities carried out in the Rural Zones of the District. It does not cover the subdivision of land; this is covered by Section 2, Part 4 - Subdivision Rules.

In order to determine whether or not resource consent is required for a proposed activity or development, the following steps should be taken.

Step 1: Check Table 1 to determine the status of the proposed activity. Any activity listed in Table 1 as a permitted activity must comply with the General Rules set out in Section 2, Part 3, as well as the Development Standards for the relevant zone.

If an activity is identified in Table 1 as a restricted discretionary or discretionary activity, refer to the following provisions of the Plan:

1. Information requirements for resource consent applications (Section One, Rule 9.5)
2. General assessment criteria (Rule 1.2)
3. Assessment Criteria for Discretionary Activities (Rule 1.3)
4. Assessment criteria for specific activities (Rule 1.4)
5. Assessment criteria for the construction or relocation of dwellings and accessory buildings within the Hunua Hills Zone (Rule 1.5)

A resource consent for a non-complying activity must be obtained for any activity which is not specifically provided for as a permitted, controlled, restricted discretionary or discretionary activity in Table 1, or which is not addressed through steps 2 and 3 below.

Step 2: Refer to the Development Standards for the applicable zone. If the proposed activity does not comply with one or more of the Development Standards for the applicable zone, resource consent for a Discretionary activity will be required.

A summary of the Development Standards applicable to each zone is set out at the end of this section in Table 3.

Step 3: Check whether the proposed activity or development complies with the General Rules set out in the Section 2, Part 3 of the Plan. If the proposed activity or development does not comply with one or more of the General Rules, resource consent will be required.

Please note that provisions relating to activities within the Hingaia Education Zone are set out in Section 2 Part 2, Rule 4 of the Plan.

Provisions relating to the Rural Reserve Zone are set out in Section 2, Part 2, Rule 8 of the Plan.

1.1 Activity Table

In **Table 1** below:

P: Permitted Activity

RD: Restricted Discretionary Activity

D: Discretionary Activity

NC: Non-Complying Activity

*Note: the table below relates to **activities** only. Refer also to the Development Standards for the applicable zone, and the General Rules set out in Section 2, Part 3 of the Plan.*

Note: For Subdivision Activities refer to Section 2 Part 4 of the Plan.

Table 1 - Activity Table

	Countryside Living Zone	Hunua Hills Zone	Karaka Centre Zone (For land not subject to the concept plan set out in Section 2, Part 2 Rule 6 of the Plan)	Rural Plains Zone	Future Urban Zone	Activities Within the Aggregate Resource Protection Area
Any activity not otherwise provided for in this table which is not a prohibited activity.	NC	NC	NC	NC	NC	NC
Bed and Breakfast Accommodation	P	P	P	P	P	D
Breeding and boarding of domestic pets	D	NC	D	D	NC	NC
Breeding and Boarding of domestic pets at 10 Quarry Road, Drury				RD		
Clean fill	D	D	D	D	D	D
Church	NC	NC	NC	NC	D	NC
Childcare Centre	NC	NC	NC	NC	D	NC
Community facilities	NC	NC	NC	NC	D	NC

Section Two, Part 2 – Objectives, Policies and Methods (Including Rules)

	Countryside Living Zone	Hunua Hills Zone	Karaka Centre Zone (For land not subject to the concept plan set out in Section 2, Part 2 Rule 6 of the Plan)	Rural Plains Zone	Future Urban Zone	Activities Within the Aggregate Resource Protection Area
Construction and/or relocation of dwellings (one per site)	P	RD	P	P	P	D
Accessory Buildings	P	RD	P	P	P	D
Deposition of quarry overburden material	DA	DA	DA	DA	DA	DA
Educational Facilities	NC	NC	NC	NC	D	NC
Intensive farming	NC	NC	NC	D	NC	NC
Farm Forestry	P	P	P	P	P	P
Farming	P	P	P	P	P	P
Forestry	D	P	P	P	NC	P
Garden centres	D	NC	NC	D	D	NC
Garden Centre at 10 Quarry Rd, Drury				RD		
Health Professional Rooms	NC	NC	NC	NC	P	NC
Home Enterprises	P	P	P	P	P	D
Horse riding clubs and riding schools	P	D	P	P	P	D
Horticulture	P	P	P	P	P	P
Marae	D	D	D	D	D	D
Prospecting and exploration as defined in the	P	P	P	P	NC	P

Section Two, Part 2 – Objectives, Policies and Methods (Including Rules)

	Countryside Living Zone	Hunua Hills Zone	Karaka Centre Zone (For land not subject to the concept plan set out in Section 2, Part 2 Rule 6 of the Plan)	Rural Plains Zone	Future Urban Zone	Activities Within the Aggregate Resource Protection Area
Crown Minerals Act 1991 and water well drilling, provided that the activity does not involve the removal or excavation of more than 100m ³ of material, does not result in any increase in sediment flows to streams and rivers, and does not cause a dust nuisance						
Prospecting and exploration as defined in the Crown Minerals Act 1991 and water well drilling that does not meet the standards for a permitted activity	D	D	D	D	NC	D
Quarrying	NC	DA	NC	NC	NC	DA
Recreation Activities	D	D	D	D	D	D
Restaurants and cafes	D	NC	D	D	D	NC
Rural Industry and Services at 10 Quarry Road, Drury				RD		
Show Home at 10 Quarry Road, Drury				RD		
Soil conservation, river and erosion control works including any works immediately necessary to avoid any actual or potential damage to the life, health or property of the people of the area.	P	P	P	P	P	P
Traveller's Accommodation	NC	NC	NC	NC	D	NC

Section Two, Part 2 – Objectives, Policies and Methods (Including Rules)

	Countryside Living Zone	Hunua Hills Zone	Karaka Centre Zone (For land not subject to the concept plan set out in Section 2, Part 2 Rule 6 of the Plan)	Rural Plains Zone	Future Urban Zone	Activities Within the Aggregate Resource Protection Area
Traveller's Accommodation at 10 Quarry Road, Drury				RD		
Veterinary Clinics	NC	NC	D	D	NC	NC
Veterinary Clinic at 10 Quarry Road, Drury				RD		

1.2 General Assessment Criteria

1. This part of the Plan contains the following:
 - Assessment criteria for Discretionary Activities.
 - Assessment criteria for Specific Activities.
 - Assessment criteria for the construction or relocation of dwellings and accessory buildings within the Hunua Hills Zone.
2. When considering an application for a Discretionary Activity, Council must consider all relevant matters under the Act. In assessing an application for a Discretionary Activity outlined in Table 1 – Activity Table, Council shall have regard to the following general assessment criteria applicable to the activity as well as any specific assessment criteria set out in Rule 1.4 It is important to note that these assessment criteria do not limit the matters that Council may consider when assessing applications for discretionary activities.

1.3 Assessment Criteria for Discretionary Activities

Development Standards

1. The extent to which the proposed activity complies with the development standards for the applicable zone.

Objectives and Policies

2. The extent to which the proposed activity is consistent with the objectives and policies of the Plan.

Hours of Operation

3. The hours of operation of the proposed activity, having particular regard to whether or not the proposed activity will operate outside of normal working hours, and if so, whether this will give rise to adverse effects such as noise and loss of amenity values.

Design and Location

4. The extent to which any outdoor working or living areas associated with the proposed activity are adequately screened from adjoining sites to ensure visual and aural privacy, and to avoid adverse visual effects.
5. The extent to which any landscaping has been proposed for the proposed activity, having regard to the following matters:
 - a. Whether landscaping is proposed which enhances the visual appearance of the proposed development, particularly around parking areas, outdoor storage areas, and site boundaries.
 - b. The extent to which existing mature trees and landscaping will be retained.
6. The extent to which alternative locations for the activity have been considered, and whether there are particular characteristics of the site that make the site suitable for the proposed activity.

7. The extent to which the proposed activity will generate adverse odour effects and the extent to which any such effects are avoided, remedied, or mitigated.

Traffic and Transportation

8. Whether the proposed activity is located in close proximity to public transportation linkages, cycle ways, or footpath networks.
9. The extent to which the proposed activity makes adequate provision for the parking of vehicles and bicycles, and the safe and efficient circulation of vehicles, pedestrians, and cyclists.
10. The extent to which the traffic generated by the proposed activity will be able to be supported in a safe and efficient manner by the surrounding roading network.
11. The extent to which any adverse effects caused by traffic generated by the proposed activity can be mitigated by upgrading the road or intersection design.
12. The extent to which the proposed activity will result in or be subject to reverse sensitivity effects on the road network.
13. The extent to which the activity will result in adverse light or glare effects on the safe operation of the road network.

Natural Hazards

14. Whether the proposed activity will exacerbate or be adversely affected by any natural hazards, having particular regard to the following matters:
 - a. The extent to which the applicant has identified and assessed any risks from natural hazards on the subject site and adjoining sites, including the location of any overland flow paths, areas subject to flood risk, and areas subject to instability.
 - b. The extent to which the proposed development has been designed so as to avoid any parts of the site that are at risk from the effects of natural hazards identified on the subject site or adjoining sites.
 - c. The extent to which the proposed development has been designed so as to avoid exacerbating the occurrence or severity of any natural hazards, either on the subject site or adjoining sites.
 - d. The extent to which the proposed development has been designed so as to avoid the alteration of any overland flow paths on the subject site or adjoining sites.

Heritage

15. The extent to which the proposed activity will affect the heritage values of the subject site and surrounding area, having regard to the identification of any previously unrecorded heritage items as well as recorded and scheduled items on the site and in the surrounding area.

Ecological Features

16. The extent to which the proposed activity will enhance or compromise the ecological values of the subject site and surrounding area, having particular regard to the following:
 - a. Any ecological characteristics of the subject site, including the identification of any Significant Natural Areas or watercourses on the subject site, or the proximity of the site to the coastal area.
 - b. The extent to which it is proposed to retain or remove existing vegetation from the subject site, and whether it is proposed to undertake planting and landscaping as part of the development.
 - c. The extent to which the construction of the proposed development and/or the activity will have adverse effects on any watercourses on the subject site or adjacent sites.
 - d. The extent to which it is proposed to undertake riparian enhancement of any watercourses on the subject site.
17. For activities in the Hunua Hills Zone;
 - a. Whether the proposal will result in the unnecessary or excessive damage or destruction of any habitat of indigenous animals, whether terrestrial or aquatic.
 - b. Whether the proposal will result in the unnecessary or excessive damage or removal of indigenous trees and vegetation.
 - c. Whether the proposal will unduly compromise the functioning of ecosystems.
 - d. Whether the proposal will cause or contribute to land or soil erosion or the contamination of water resources.
 - e. The extent to which the proposal has been designed to minimise earthworks.

Reverse Sensitivity

18. The extent to which the proposed activity will result in reverse sensitivity effects on existing activities in the vicinity of the subject site and methods proposed to avoid or mitigate these effects including the use of setbacks or buffers.

Infrastructure and Servicing

19. The extent to which the proposed development will be provided with infrastructure to meet its servicing needs without resulting in adverse effects on adjacent sites or the natural environment.
20. The extent to which the proposed development has been designed to minimise its demand for energy, having particular regard to the following:
 - a. Whether the proposed building(s) in the development have been laid out with good orientation for passive solar benefit (either loss or gain).
 - b. The extent to which the proposed building(s) are designed to take advantage of natural lighting and ventilation.
21. The extent to which the proposed development provides for on-site generation of renewable energy.

Hays Creek Catchment

22. Whether the proposed activity has the potential to contaminate water within the Hays Creek Water Catchment.

Adverse Effects

23. The potential for the activity to generate adverse effects in terms of noise, odour, dust, glare or vibration and visual detracting on the amenity values of surrounding areas and methods proposed to avoid or mitigate those effects.

1.4 Assessment Criteria for Specific Activities

1.4.1 Traveller's Accommodation, Churches, Childcare Centres and Educational Facilities in the Future Urban Zone

In addition to the General Assessment Criteria, when considering an application for Traveller's Accommodation, Churches, Childcare Centres and Educational Facilities in the Future Urban Zone, Council will have regard to the following matters:

- a) The activity shall be of a size and scale which lends itself to a rural environment and shall be able to demonstrate a functional relationship with, and support for, the rural community and economy.
- b) Whether the site is readily accessible from an arterial or principal road or exceeds the capacity of the road network.
- c) Whether servicing of the activity is adequate and whether it will cause demands for uneconomic or premature upgrading or extension of infrastructure.
- d) The extent to which the activity, buildings and curtilage could compromise future development options.
- e) The extent to which alternative sites including locations within urban areas are available and have been considered.

1.4.2 Discretionary Activities in the Aggregate Resource Protection Area

In considering an application for a Discretionary Activity within the Aggregate Resource Protection Area, Council will have regard to the following matters:

- a) The effect of the activity on potential utilisation of the mineral resource.
- b) Whether quarry operations will be unduly limited.
- c) Whether proposed buildings are located on the site and designed and constructed to mitigate any adverse effects of its proximity to existing and probable future quarry operations.

- d) Whether the activity will be likely to receive noise, airblast and vibration levels exceeding the limits applying at any notional boundary in Rule 6.13.8.1 contained in Section Three of the District Plan for land outside any Aggregate Resource Protection Area, assuming compliance by quarry operations with any limits applying to the quarry at any Quarry Effects Line.

Explanatory Note

For the guidance of the Council in determining whether these criteria are met in respect of any particular application, the Council will request the Quarry owner or operator to provide an assessment of the level of effects of quarrying activities received at the proposed site of the building for which resource consent is sought. Except in exceptional circumstances, sites which are likely to receive noise, airblast and vibration levels in exceedance of the limits applying at notional boundaries in Rule 6.13.8.1 contained in Section Three of the District Plan will be considered inappropriate in terms of these criteria unless adequate mitigation measures in respect of occupied dwellings can be implemented to reduce the effects of those similar to the standards set out in Rule 6.13.8.1. In the event that a resource consent is granted in reliance upon such mitigation measures, the Council will normally expect a memorandum of encumbrance to be registered on the title to record the terms of the consent.

1.4.3 Matters of Discretion: Intensive Farming

1. Free Range Poultry

That the site is suitable for the proposed activity and can be farmed in a sustainable manner.

Matters that will be considered include:

- a) Type, number and density of birds;
- b) Management practices that are applied to ensure that:
 - (i) ground cover is maintained,
 - (ii) there is little or no effect on ground and surface water, and
 - (iii) waste can be disposed of adequately.
- c) That there is minimal impact on adjoining properties. Matters that will be considered include:
 - (i) visual impact.
 - (ii) noise.
 - (iii) odour - the operation of the activity shall not result in an offensive or objectionable odour at or beyond the boundary of the site.

- (iv) dust.
- (v) traffic generation.
- (vi) vermin.

d) Buffer areas of the following distances will be used as a guideline:

All buildings and areas used for the free range poultry farming operation (including areas for the treatment and/or disposal of wastes and composting but excluding grazing areas) shall be:

- (i) at least 500 metres from the boundary of a site not zoned Rural Plains Zone;
- (ii) at least 300 metres from the boundaries of any other site;

e) Where an activity is proposed the applicant will have to demonstrate that adverse effects are avoided.

2. Poultry (Within Buildings)

- a) Adequate measures for the control of odour, dust, noise, and flies and vermin from any aspect of the operation. The operation of the activity shall not result in an offensive or objectionable odour at or beyond the boundary of the site.
- b) The site is suitable for and can physically accommodate proposed waste treatment and disposal methods given the number of animals accommodated and the volume of wastes generated, or alternatives are provided.
- c) Conditions may be imposed on the method of farming, and the design, layout and use of all buildings and areas associated with the farming operation.
- d) Buffer areas are an easy practical method to mitigate adverse effects. Buffer areas of the following distances will be used as a guideline:

All buildings and areas used for the farming operation (including areas for the treatment and/or disposal of wastes and composting) should be:

- (i) at least 500 metres from the boundary of a site not zoned Rural Plains Zone;
- (ii) at least 300 metres from the boundaries of any other site;

e) Where an activity is proposed the applicant will have to demonstrate that adverse effects are avoided.

3. Pigs

- a) The Pork Industry Board Code of Practice will be used as part of the assessment of pig farming activities as well as any relevant criteria listed under poultry farming.
- b) Buffer areas are an easy practical method to mitigate adverse effects. Buffer areas of the following distances will be used as a guideline.
- c) All buildings and areas used for the farming operation (including areas for the treatment and/or disposal of wastes and composting) shall be:
 - (i) at least 1,200 metres (less than 500 pigs) or 2,000 metres (500 or more pigs) from the boundary of a site not zoned Rural Plains Zone;
 - (ii) at least 300 metres from existing dwelling on neighbouring properties, including those separated by a road or river;
- d) The operation of the activity shall not result in an offensive or objectionable odour at or beyond the boundary of the site.

4. Mushrooms

The criteria for mushroom farming shall be the same as that for poultry (within buildings) in 2. above.

1.4.4 Quarrying Discretionary Activity Criteria

When assessing a resource consent application a resource consent application for a Discretionary Activity for Quarrying, the Council is to have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act.

1. Site Layout:

The extent to which the layout of the site, such as the extent and location of extraction areas, processing facilities, overburden and waste disposal areas, and stockpiled and distribution areas, will avoid, remedy or mitigate adverse effects on the environment.

2. Management Plan/s Required:

Any application for consent for any new quarrying processing activities shall be accompanied by management plans, for approval and inclusion as appropriate under the conditions of any consent, such plans to include the information set out below in both drawings and documentation as appropriate;

- a) Existing mature vegetation and watercourses, existing site contours with indicative final contours particularly in relation to adjoining privately owned properties;
- b) Site layout for both existing and proposed activities, including;
 - (i) extraction areas and any staging of extraction or processing with approximate dates when areas will be worked;
 - (ii) location of aggregate processing areas;
 - (iii) overburden and waste disposal areas;
 - (iv) stockpile and distribution areas, and retail sales areas;
 - (v) the main internal roads and tracks
 - (vi) other ancillary buildings including those to house dangerous goods or hazardous substances;
- c) A geotechnical assessment of land form modifications;
- d) A landscape plan and details of the maintenance programme to be used to establish and maintain optimum growing conditions;
- e) An ongoing or staged land rehabilitation programme including objectives, overburden constraints, revegetation programme and techniques, and an indication of activities that could use each part of the site as extraction is completed;
- f) A management plan for noise including vibration effects from activity on the site, taking into account background noise levels;
- g) Proposals to avoid, remedy or mitigate any adverse effects in regard to those matters, which are relevant to the Council's assessment of the application.

Any such management plan may be revised to take account of changes in the aggregate extraction and processing operation provided that:

- The revision shall be carried out in consultation with the relevant consent authorities and those persons identified by Council as being directly affected.
- The revised provisions do not conflict with the terms of the original resource consents.
- Council is satisfied that the amended plan will achieve compliance with conditions of consent.

3. *Landscape Treatment and Screening:*

The extent to which landscape treatment and screening will avoid, remedy or mitigate the adverse visual effects of the proposal (including those areas where extraction has been completed) and shall include but not be limited to the following:

a) Riverbanks

Riverbanks shall be planted and maintained to achieve a significant visual screening effect unless there is no practicable alternative location for the existing or proposed activities occupying or to occupy these areas. At all times a minimum of space shall be used for such activities. A planting plan and maintenance programme shall be submitted and must be approved prior to any extraction activity commencing. Where riparian planting is undertaken, the principles, work sheets and planting guidelines for sustainable riparian management in Auckland Regional Council Technical Publication 148 June 2001 – Riparian Zone Management shall apply.

b) General Amenity Planting

Where planting trees will achieve visual screening, trees shall be planted and maintained to avoid, remedy or mitigate any visual impacts which are due to the appearance of any aspect or part of the extraction activity or site which is or could become incongruous with the rural or natural character of the surrounding areas; where agreement with affected adjoining property owners can be obtained and is submitted in writing to the Council, such planting may also be on those affected properties provided that the cost of all such works shall be entirely borne by the owner or occupier of the extraction activity site.

c) Rehabilitation

Land which is excavated or is disturbed by deposition or overburden shall be rehabilitated as soon as practicable.

4. *Natural and Cultural Heritage*

The extent to which the proposal will have adverse effects on:

- a) The natural character of the coastal environment, wetlands, lakes and rivers and their margins;
- b) The protection of outstanding natural features and landscapes;

- c) Areas of significant indigenous vegetation, and significant habitats of indigenous fauna;
- d) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

5. *Air Emission;*

Subject to any resource consent which may have been obtained, whether dust or any other airborne contaminant will be discharged at a level that is likely to cause a nuisance or affect the amenity values of any property in the area.

6. *Traffic;*

The extent to which any adverse effects of the proposal on traffic safety and movement may be avoided, remedied or mitigated.

The extent to which nuisance effects of heavy traffic between the site and arterial roads can be managed.

7. *Natural Hazards;*

The extent to which the potential adverse effects of natural hazards on the environment are avoided, remedied or mitigated.

8. *Noise;*

The extent to which the adverse effects of noise at a notional boundary of 20m from any dwelling house outside the site will be avoided, remedied or mitigated. This includes such effects associated with the use of a particular access point to the site.

9. *Vibration and Blast Noise*

Whether there are activities in the vicinity, which could be sensitive to noise and vibration effects from blasting.

The extent to which vibration from mineral extraction activities avoids significant nuisance or adverse effects, taking into consideration the following guidelines:

- Measurement of blast noise (air blast) and ground vibration from representative blasts in accordance with Appendix J of Part 2 of Australian Standard AS2187:2:1993.

- Noise created by the use of explosives measured at a notional boundary of 20 metres from a dwelling not exceeding a peak overall sound of 128dB linear peak.
- Monday to Saturday except where blasting is necessary for safety reasons.
- Confining blasting to two occasions per day except where blasting is necessary for safety reasons.
- Recording blasts with particular attention to details of charge weight and delay practice. Monitoring representative of all blasts at varying distances and positions of different sensitivity.

10. *Utility Services and Hazardous Substances:*

Whether the safety and integrity of any high pressure gas line, high voltage electricity line or other significant network utility are adversely affected by the proposal.

The extent to which the potential for adverse effects on the environment from the storage use, disposal and transportation of hazardous substances is avoided, remedied or mitigated.

11. *Monitoring and Review:*

The extent to which there is a need to monitor the adverse effects on the environment which may arise from the proposal and whether there is a need to include a consent condition enabling the Council to review the conditions of consent pursuant to section 128 of the Resource Management Act.

12. *Class I, II and III Soils:*

Soils from any Class I, II or III land within the site shall be retained on site for use in rehabilitation.

13. *Natural Water Contamination:*

Subject to any resource consents, which may be obtained, whether the best practicable methods will be used to avoid any discharge of contaminants to water from any aspect of the extraction activity.

Whether reclamation of worked out quarry areas is within cleanfill.

14. *Lighting*

Any security or other lighting shall be designed and operated to ensure that it does not cause any direct light spill or disturbing glare for any occupiers of adjoining properties or users of roads.

15. *Fuel Storage/Refuelling:*

Whether any fuel storage or dispensing facility is designed and operated to ensure that no contamination of soil or water occurs.

16. *Financial Contributions:*

Whether the setting of financial contributions can remedy or mitigate any adverse effects on the environment of the proposal.

1.4.5 Cleanfill and the Deposition of Quarry Overburden Material

In addition to the general assessment criteria for discretionary activity resource consent applications, the following shall apply to resource consent applications for cleanfill activities and the Deposition of Quarry Overburden Material:

- The effect of clean fill deposition or the deposition of quarry overburden material: on the natural land form, landscape and amenity values of the receiving environment.
- The expected volume of, and routes to be used by, traffic to and from the landfill site, and the impact of this traffic on the areas through which it would regularly travel;
- In the case of quarry overburden material the potential loss of landscape restoration opportunities in Quarry Zones.
- Applications for resource consent will include a Management Plan that will form part of the assessment and include:
 - A plan of the property showing the area to be filled;
 - The approximate quantity of material to be deposited, the type of material, the timing and progress of the operation, its operating times and the completion date;

- A description of soil type, permeability, effects of changes on groundwater levels and effects on adjacent land/soil structures;
- An investigation into the stability of the underlying land and its ability to remain stable under increased loadings in all conditions;
- Proposals to ensure the prevention of mass movement of the filled material itself. This will include details on benching, method of compaction, etc;
- Proposals for rehabilitation of the surface of the fill to prevent surface erosion such as sheet, rill and gully erosion. This will include details on topsoiling and grassing, etc;
- Details of traffic generation, size of trucks, movements per day, position of access points, possible effect on public roads, location of adjacent dwellings;
- Proposals to deal with noise, dust, smoke and other detractions from the amenities of the area;
- Proposals to ensure security of the site to prevent public dumping;
- How gullies would be drained in order to prevent excessive saturation of the fill;
- Proposals for control of silt which discharge from bare earth areas during operations;
- Comment on the quality of material to be deposited and leachate control.

1.5 Assessment Criteria for the construction of relocation of dwellings and accessory buildings within the Hunua Hills Zone

1.5.1 Notification requirements

Except as provided for by sections 95A(2) and (4), 95B(3) and 95c(4) of the Act, applications for resource consent for the construction and relocation of buildings as a Restricted Discretionary Activity will be considered without notification.

1.5.2 Matters of Discretion: Construction or Relocation of Dwellings and Accessory Buildings within the Hunua Hills Zone

In considering an application for the construction or relocation of dwellings or accessory buildings within the Hunua Hills Zone, Council will have regard to the following matters:

1. Whether the proposed development will result in adverse effects on the characteristics of the surrounding landscape, having particular regard to the following:
 - a. The extent to which the proposal will alter the existing landforms of the subject site.
 - b. The extent to which any buildings associated with the proposed development will be compatible with the surrounding area, having regard to the size, scale, height, and design of the proposed buildings.
 - c. Whether any buildings associated with the proposed development will be located in such a way that they detract from the landscape values of the surrounding area, for example, the construction of buildings on prominent ridgelines in the Hunua Foothills should be avoided.
2. Whether the scale, form, colour and location of the proposed building(s) is such that it is not visually prominent.
3. Whether the scale, form, colour and location of the proposed building(s) is such that it is integrated with the surrounding landscape.
4. Whether the scale, form or structure of the buildings will adversely affect existing trees and vegetation.

2. COUNTRYSIDE LIVING ZONE

2.1 Explanation

The Countryside Living Zone is applied to two areas of the District which have largely already been subdivided and developed for lifestyle living. The zone does not enable any further expansion of lifestyle living in the District beyond the capacity available within the existing countryside living areas.

Countryside Living is defined by the Auckland Regional Policy Statement as:

“low density residential development on rural land. It includes the concepts of rural-residential development, scattered rural-residential lots, farmlets, residential bush lots, retirement lots, large-lot residential development and the like. It is similar to low density residential development where it occurs within urban areas.”

In the context of the Papakura District, Countryside Living is provided for in the Countryside Living Zone at a density of 1 hectare lots.

The first of the two areas zoned for Countryside Living is located between Red Hill and the Ministry of Defence land, south of the Papakura-Clevedon Road and bounded by Red Hill Road and Settlement Road in the south. The second area is located in the southern part of the District, concentrated around Ponga Road, MacWhinney Road, and Coal Mine Road, bounded to the west by Drury Hills Road.

The Countryside Living Zones are fairly modified environments in comparison to the neighbouring Hunua Hills Zone, but opportunities exist to enhance and protect Priority Riparian Linkages and Significant Natural Areas within the zone.

As this is a rural zone, in which rural activities may be carried out, there must be an expectation on the part of land owners that the effects of normal rural activities may be experienced. These effects may include noise from animals and farm equipment, smell from spillage, and spray drift.

Parts of the Countryside Living Zone are located in relatively close proximity to the two largest existing quarries of the District. It is important to recognise that some activities may be restricted in close proximity to the quarries in order to avoid reverse sensitivity effects arising.

Furthermore, the New Zealand Defence Force Ardmore Military Training Area is located adjacent to areas zoned for Countryside Living where the activities of the Defence Force are managed through a Designation.

2.2 Issues

1. How to ensure that activities within the Countryside Living Zone are undertaken in a way which avoids, remedies, or mitigates adverse effects on the amenity values of the zone.
2. How to ensure that activities within the Countryside Living Zone are undertaken in a way which avoids adverse effects on the ecological and landscape features of the zone.

3. Subdivision in the Countryside Living Zone provides opportunities to encourage the restoration of ecological habitats within the Hunua Ecological District.
4. Parts of the Countryside Living Zone are in relatively close proximity to the two largest existing quarries of the District and the designated Ardmore Military Training Area.

2.3 Objectives

1. To ensure that any adverse effects associated with activities within the Countryside Living Zone are avoided, remedied, or mitigated.
2. To ensure that activities that will result in an unacceptable level of adverse effects on the landscape or ecological values of the Countryside Living Zone are not provided for within the Countryside Living Zone.
3. To encourage the enhancement and restoration of the significant ecological values of the Countryside Living Zone where subdivision and development within the zone is undertaken.
4. To ensure that subdivision and development in the Countryside Living Zone does not compromise the landscape values of the District.
5. To ensure that the subdivision and development of land within the Countryside Living Zone maintains and where possible enhances the amenity values of the zone.
6. To manage the location of activities which may be sensitive to the effects generated by existing industrial activities and designated activities located in the rural area in a manner which avoids giving rise to reverse sensitivity effects on those activities.

2.4 Policies

1. By managing the types of activities that may establish within the Countryside Living Zone.
2. By managing the size and location of buildings and structures within the Countryside Living Zone in a way that avoids, remedies, or mitigates any adverse effects on the amenity values of the zone.
3. By ensuring that countryside living subdivision and land use enhances the quality of the environment within the two defined countryside living areas of the District.
4. By ensuring that countryside living subdivision and land use does not compromise the natural resource values, cultural resource values, rural landscape and amenity values of the District.
5. By setting minimum lot sizes for sites within the Countryside Living Zone.
6. By identifying areas of significant ecological value within the Countryside Living Zone.
7. By ensuring the land uses within the Countryside Living Zone do not result in damage to areas of ecological significance.

8. By ensuring that countryside living subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regional infrastructure.

2.5 Activities

2.5.1 Permitted Activities

The following activities are permitted activities within the Countryside Living Zone:

1. Any activity which is listed as a permitted activity for the Countryside Living Zone in Table 1, Section 2, Part 2 of this Plan, which complies with the Development Standards for the Countryside Living Zone and with the General Rules for the Rural Zones set out in Section 2, Part 3 of this Plan.

2.5.2 Discretionary Activities

The following activities are discretionary activities within the Countryside Living Zone:

1. Any activity which is listed as a discretionary activity in the Countryside Living Zone in Table 1, Section 2, Part 2 of this Plan.
2. Any activity which does not comply with one or more of the Development Standards for the Countryside Living Zone.

In assessing an application for an activity which does not comply with one or more of the Development Standards for the Countryside Living Zone, Council will have regard to the intent of the Development Standard(s) with which the activity does not comply, as well as any specific assessment criteria listed for that development standard in Rule 2.6 below. However, it is important to note that these assessment criteria do not limit the matters that Council may consider when assessing applications for Discretionary Activities.

2.6 Development Standards

The following development standards apply to all activities within the Countryside Living Zone.

Note: Rules relating to the damage, removal or modification of vegetation within the Countryside Living Zone are set out in Section 2, Part 3, Rule 8 of this Plan.

1. Maximum Height

- a. No part of any building shall exceed a height of 10 metres above ground level.
- b. No part of any building, structure or tree shall exceed the height limits which are implicit in Planning Map “Auckland Gliding Club Approach Surface Height Restriction”. This map illustrates the approach surface gradient on each end of the runway and the height of the origin of the surface. From this the permitted building height at any point on the approach surface can be calculated.

- c. No part of any building, structure or tree shall exceed the height limits illustrated in Planning Map “Ardmore Airport Height Surfaces” and in Appendix A of Section 2, Part 2 of the Plan.

Explanation – Maximum Height

Restricting the maximum height to which buildings can be built seeks to ensure that buildings do not become a dominant feature in the zone in which they are located and are consistent with the character of the surrounding environment. Excessive building height can also have an adverse effect on adjoining properties in terms of loss of light and visual dominance.

The height of buildings, structures and trees within the flight paths to the Ardmore Aerodrome and the Auckland Gliding Club must be managed so as to ensure that air traffic can use the approach paths to the runways of these two facilities in a safe and efficient manner.

Assessment Criteria – Maximum Height

In considering an application for an activity which does not comply with Rule 2.6.1, Council will have regard to the following matters:

- a. The extent to which the proposed building will give rise to adverse shadowing effects on any adjoining sites.
- b. The extent to which the proposed building will give rise to adverse effects in terms of visual dominance.
- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building with the maximum height limit.
- d. Whether the nature or ultimate use of the proposed building necessitates a non-compliance with the maximum height limit.
- e. Whether the exceedance of the maximum height limit compromises the safe and efficient operation of the Ardmore Aerodrome or Auckland Gliding Club.
- f. Any mitigating measures that the applicant has proposed.

2. Height in Relation to Boundary

- a. Notwithstanding Rule 2.6.1(a), no part of any building shall project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2)
- b. No tree planted for Forestry purposes shall be permitted to project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2).

Explanation – Height in Relation to Boundary

The height in relation to boundary control seeks to ensure that buildings and trees do not result in an unacceptable level of shadowing and dominance on the owners and occupiers of adjoining sites by the reduction of daylight and sunlight access.

Assessment Criteria – Height in Relation to Boundary

In considering an application for an activity which does not comply with Rule 2.6.2, Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) or tree(s) will result in adverse shadowing effects and loss of sunlight on adjacent sites, having particular regard to dwellings or outdoor living areas.
- b. The extent and degree to which the proposed building(s) or tree(s) will reduce neighbouring sites ability to use sunlight as a renewable energy source through solar receptacles.
- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building(s) or tree(s) with the height in relation to boundary control.

3. Lot Coverage

- a. The maximum area of a site that may be covered by buildings in the Countryside Living Zone shall be 500m².

Explanation – Lot Coverage

The lot coverage control seeks to ensure that buildings do not dominate the landscape and are of an appropriate scale for the zone in which they are located. The rule has an interrelationship with the maximum impermeable surface rule given that buildings contribute to the total area of impermeable surface on a site.

Assessment Criteria – Lot Coverage

In considering an application for an activity which does not comply with Rule 2.6.3(a), Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) do not comply with the lot coverage control.
- b. The extent to which the proposed building(s) will result in adverse effects in terms of visual dominance on the surrounding area, having particular regard to the existing amenity values of the surrounding area.
- c. Whether the nature or ultimate use of the proposed building(s) necessitates an exceedance of the maximum lot coverage control.
- d. Any mitigating measures proposed by the applicant.

4. Maximum Impermeable Surface

- a. The maximum area of a site that may be covered by impermeable surfaces in the Countryside Living Zone shall be 800m².

Explanation – Maximum Impermeable Surface

The intent of the maximum impermeable surface control is to minimise the adverse effects which can result from stormwater runoff from increased impermeable surfaces such as buildings, access and parking areas.

Assessment Criteria – Maximum Impermeable Surface

In considering an application for an activity which does not comply with Rule 2.6.4(a), Council will have regard to the following matters:

- a. The source(s) of stormwater on the site and the extent to which stormwater may become contaminated or contain materials which will have an adverse effect on the receiving environment.
- b. The extent to which stormwater generated from impermeable surfaces on the subject site will be treated prior to discharge.
- c. The extent to which the discharge of stormwater will adversely affect the receiving environment, and the extent to which any adverse effects will be avoided, remedied, or mitigated.
- d. The extent to which the discharge of stormwater is likely to result in the reduction of the stability of land, or erosion.
- e. Any mitigating measures proposed by the applicant.
- f. Whether the proposed stormwater management measures comply with the provisions stipulated in the relevant Catchment Management Plan and/or appropriate stormwater management tools relevant to the site.

Note:

Rules within the Proposed Auckland Regional Air Land and Water Plan relate to the discharge of stormwater from sites and should be referenced to check whether any consents under the provisions of that plan are required.

5. Yards

- a. Stream Protection Yard
 - i. No building(s) or wastewater disposal field shall be erected or located at a distance of less than 30 metres inland from the edge of the bed of a river or stream.
- b. Front Yard
 - i. No building(s) shall be erected at a distance of less than 10 metres from the road boundary of the site.
- c. All other Site Boundaries
 - i. No building(s) shall be erected at a distance of less than 10 metres from any boundary of a site.

Explanation - Yards

Yard rules seek to manage the adverse effects that can arise from the construction of buildings in close proximity to sensitive ecological features, neighbouring properties, or transport routes which may give rise to adverse effects on the occupants of the proposed buildings. Provision of adequate yard setbacks from streams and watercourses is also important to avoid the adverse effects of natural hazards on buildings and property.

Yard setback requirements also work in conjunction with the building coverage and height in relation to boundary requirements to ensure that buildings do not become visually obtrusive or dominant.

Assessment Criteria – Yards

In considering an application for an activity which does not comply with Rule 2.6.5, Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with the Yard requirements impractical.
- b. Whether the nature or ultimate use of the proposed building necessitates the proposed location.
- c. Whether, in the case of a proposed building that does not comply with Rule 2.6.5(b) and the road in question is a State Highway or road listed in Section 2, Part 3, Rule 12.2 of this Plan, the proposed building will be adequately insulated against noise generated by the State Highway or arterial road.
- d. Whether, in the case of proposed building(s) that do not comply with Rule 2.6.5(a), the proposed building will be at risk from natural hazards such as flooding or rising sea levels.
- e. Whether, in the case of proposed building(s) that do not comply with Rule 2.6.5(a), the proposed building(s) will compromise the taking of any esplanade reserve or strip in the future
- f. The reasons why the proposed building(s) are to be located in a manner which does not comply with Rule 2.5.5 and the extent to which alternative locations have been considered.

6. Separation Distance between Buildings on Adjoining Sites

- a. No dwelling shall be constructed any closer than 25 metres from any boundary of a site: and
- b. No building(s) housing in excess of 10 animals shall be located closer than 100 metres to any existing building used for residential purposes on an adjoining site.

Explanation – Separation Distances

The requirement for buildings to be set a certain distance from buildings on neighbouring sites seeks to ensure that adverse effects on privacy and the character of the zone in which the building is located are avoided, remedied or mitigated.

The location of buildings housing animals in large numbers can have adverse effects on neighbouring residential dwellings and can include noise and odour effects. For this reason, a minimum setback distance between buildings housing animals and existing residential buildings is required.

Assessment Criteria – Separation Distances

In considering an application for an activity which does not comply with Rule 2.6.6, Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with Rule 2.6.6 requirements impractical.
- b. Whether the proposed use of the proposed building(s) will generate adverse effects on the activity or activities undertaken in the building(s)

on the adjoining site as a result of not meeting the requirements of Rule 2.6.6.

- c. Whether the proximity of the proposed building(s) to building(s) on the adjacent site(s) will result in adverse effects on the amenity values of the surrounding area.
- d. Any mitigating measures proposed by the applicant.

7. Lighting

- a. All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that the direct luminance from the lighting installation shall not exceed:
 - i. 10 lux (lumens per square metre) at or within the notional boundary of any dwelling between the hours of 10.00 pm and 8.00 am;
 - ii. 20 lux (lumens per square metre) at or within the notional boundary of any dwelling at all other times when exterior lighting is required.

Note: The notional boundary is 20 metres from the closest point of a dwelling or at the property boundary whichever is the shorter distance.

Explanation – Lighting

Artificial lighting has the potential to generate adverse effects on the rural character and amenity of the rural areas of the district. Artificial lighting levels are set to manage these adverse effects and establish an acceptable level of adverse effects which may be generated by artificial lighting.

Assessment Criteria - Lighting

In considering an application for an activity which does not comply with Rule 2.6.7(a), Council will have regard to the following matters:

- a. Whether the proposed lighting will result in adverse effects on the amenity values of the surrounding area, having consideration to existing levels of lighting in the surrounding area.
- b. Whether the proposed lighting is necessary to improve public or personal safety.
- c. The proposed hours of operation of the proposed lighting.
- d. Any mitigating measures proposed by the applicant.

8. Noise

- a. Any activity is a permitted activity if:
 - i. Noise generated on any site in the Countryside Living Zone, as measured at or within the site boundary of any other site, does not exceed:

	L_{Aeq}(15 min*)	L_{AFmax}
Monday – Sunday	50 dB	-

0700 - 2000		
Monday – Sunday 2000 - 0700	45 dB	75 dB
* 15 minutes is the Reference Time Interval in accordance with NZS6802:2008		

- b. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Assessment of Environmental Noise.
- c. Where a noise source is within the scope of one of the following standards, the above noise limits shall not apply and the noise sources shall be assessed in accordance with the relevant standard:
 - i. NZS 6803:1999 Acoustics – Construction Noise
 - ii. NZS 6805:1992 Airport noise management and land use planning
 - iii. NZS 6807:1994 Noise management and land use planning for helicopter landing areas
 - iv. NZS 6808:1998 Acoustics – The assessment and measurement of sound from wind turbine generators

Explanation - Noise

There is a range of activities which generate noise within the rural area, and a noise standard is set to ensure that the adverse effects of noise on the rural environment are minimised. It is further noted that the rural lifestyle implies some acceptance of the necessity of noise which is associated with productive rural activities.

Assessment Criteria – Noise

Activities that do not meet the noise standards set out above will be assessed against the following criteria.

1. The extent to which the proposed activity will generate adverse noise effects beyond the boundary of the site, having particular regard to the following matters:
 - a. The extent to which the proposed activity meets the noise standards for the relevant zone.
 - b. The proximity of any sensitive receptors to the proposed development.
 - c. The extent to which mitigating measures have been considered, such as:
 - i. Increasing the distance between the noise generator and sensitive receptors.
 - ii. Providing barriers that reduce the line of sight between the noise generator and the noise receptor.
 - iii. Screening the noise generator.

9. Micro Electricity Generation Technologies

- a. The installation or construction of any micro electricity generation technologies shall comply with the following standards:
 - i. The equipment shall comply with the relevant development standards for the Countryside Living Zone such as height and height in relation to boundary
 - ii. Roof mounted wind turbines shall comply with the following:
 1. The turbine shall have a maximum blade diameter of 2m; and
 2. The noise generated by the turbine shall not exceed the noise limits for the Countryside Living Zone.

Explanation – Micro Electricity Generation Technologies

Whilst providing for alternative energy supplies within the Rural Zones of the District, micro electricity generation technologies have the potential to generate adverse noise effects, as well as visual effects.

10. Wastewater

- a. Any activity that establishes in the Countryside Living Zone on a site which is not reticulated for wastewater disposal shall make adequate provision for the collection, treatment and disposal of wastewater in accordance with the requirements of the ARC Technical Publication 58.

Explanation – Wastewater

The treatment and appropriate disposal of wastewater in accordance with recognised standards is an important factor in managing the water quality of water bodies within the district, as well as the health and well-being of the public and eco-systems.

11. Stormwater

Any activity that establishes in the Countryside Living Zone on a site which is not reticulated for stormwater disposal shall make adequate provision for the disposal of stormwater in accordance with the requirements of ARC Technical Publication 10 (July 2003).

12. High Voltage Transmission Line Corridor

- a. No new buildings, or additions to existing buildings, (excluding electricity structures) shall be located within the 'no build area' located 12 metres either side of the centreline of a high voltage transmission line;
- b. A further 20 metre buffer corridor shall apply either side of the 'no build area'; and
- c. All new buildings and all additions to existing buildings shall comply with the New Zealand Electrical Code of Practice (NZECP) 34:2001.

Explanation

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a 'no build area' located 12 metres either side of the centre line of a high voltage electricity transmission line. Further, any subdivision or development within a 20 metre corridor either side of the 'no-build area' buffer corridor should be undertaken in accordance with Transpower's Corridor Management Policy and should ensure compliance with the New Zealand Electrical Code of Practice (NZECP) 34: 2001, which also contains restrictions on the location of structures, earthworks and operation of machinery in relation to lines. Additional guidance is provided by the Transpower document entitled 'Guide For Development Near High Voltage Transmission Lines'.

Assessment Criteria

- The ability to maintain the integrity of the National Grid and public safety;
- The ability of the line owner to retain access to the high voltage transmission line for inspections and maintenance and emergency purposes;
- The extent to which the proposal would constrain the ongoing operational needs of the National Grid;

Advice Note 1

No vegetation should be planted within the transmission corridor that will grow into the growth limit zones specified in the Electricity (Hazard from Trees) Regulations 2003. Such vegetation may interfere with a line and result in an outage or the vegetation becoming live and therefore a health and safety risk. The Electricity (Hazards from Trees) Regulations 2003 provide a process for the line operator to require vegetation within the growth limit zones to be removed or trimmed.

Advice Note 2

Applicants are advised of the importance of consulting with the high voltage electricity transmission line network utility operator when considering planting, earthworks, the construction of new, or additions to existing, buildings within 32 metres either side of the centre line of high voltage electricity transmission lines, and prior to a resource consent or building consent being lodged with Council.

Any such consultation will be confined to the effects of any proposal upon the high voltage electricity transmission lines, and have regard to both the importance of the lines in the wider public interest, and the expectations and aspirations of the respective landowner involved.

3. FUTURE URBAN ZONE

3.1. Explanation

The Future Urban Zone identifies those areas of the District that have been identified as growth areas by the Regional Growth Strategy, and for which Structure Plans have been prepared by the Council.

Those areas for which a Structure Plan has been prepared will generally be developed in a staged process, with various areas being rezoned for urban development at different times. Some of the areas of the Hingaia and Takanini Structure plans have already undergone a plan change to rezone the land from rural to urban. For those parts of the Structure Plan areas which have not yet been rezoned for urban development, the Future Urban Zone will generally be applied.

It is important that subdivision and land uses in the Future Urban Zone are appropriately managed so that the integrity of the Structure Plans is not eroded and the viability of these areas as future urban areas is not compromised. For that reason, subdivision within the Future Urban Zone is restricted in order to maintain a pattern of land parcels which will ultimately be able to be developed in a manner that is appropriate for the zone as described in the Structure Plan or any subsequent zoning changes.

Equally it is necessary to provide for diversity in land use by supporting traditional rural activities and accommodating some alternative land use to encourage ongoing interest and investment until future plan change processes bring forward urban land use options. This diversity in land use should not undermine future land use options and should not create adverse effects, particularly those which would compromise existing amenity values, which remain of rural and/or rural residential character.

As those parts of the District within the Future Urban Zone will ultimately become urban areas, it is important to consider the way in which land is currently used in those areas in the context of its future urban capacity. For example, natural features such as the coastline and the riparian margins of streams will form a vital open space and ecological resource in the future urban areas of the District, and appropriate management and enhancement of these areas is important both for their intrinsic values, but also for the value they will add to what will ultimately become an urban area.

3.2. Issues

1. Subdivision and land use in the Future Urban Zone has the potential to compromise the integrity of Structure Plans prepared for the District, and may be inconsistent with the intended future uses for these areas.
2. Increasingly, activities which have traditionally been associated with urban areas have been seeking to locate within the rural areas of the District due to land availability and affordability, which has the potential to lead to adverse impacts on the rural areas of the district due to increased traffic and noise effects.
3. How to address future anticipated growth in the Structure Plan areas beyond the life of this District Plan.

4. How to ensure that activities undertaken in the Future Urban Zone avoid, remedy, or mitigate any adverse effects on the amenity values of the zone.
5. How to ensure that activities undertaken in the Future Urban Zone do not result in adverse effects on significant ecological features within the zone.
6. How to promote the integration of transportation and land use planning.
7. How to provide for long term infrastructural planning and development when opening up areas for land use change and intensification.

3.3. Objectives

1. To ensure that subdivision and development (including the location of buildings and linkages) in the Future Urban Zone does not compromise the viability and integrity of those parts of the Future Urban Zone for which Structure Plans have been prepared.
2. To manage subdivision and development in the District to ensure that future business and employment uses can be accommodated in accordance with the directions indicated in the Structure Plans.
3. To ensure that any adverse effects associated with activities within the Future Urban Zone are avoided, remedied, or mitigated.
4. To ensure that the use and development of land within the Future Urban Zone maintains the amenity values of the zone.
5. To ensure that the use and development of land within the Future Urban Zone does not adversely affect significant ecological features.
6. To manage subdivision and development within the Future Urban Zone so that the adverse effects on the State highway network are minimised.
7. To ensure that adequate consideration and consultation is afforded to the impact of development within the Future Urban Zone on the land transport system, including the State highway network.
8. To ensure that land use decisions provide for the integration of land use and transportation planning.

3.4. Policies

1. By ensuring that subdivision of land in the Future Urban Zone does not compromise the integrity and viability of Structure Plans prepared for the District.
2. By ensuring that development and land uses in the Future Urban Zone does not compromise the viability of those parts of the District that are intended to provide for future business and employment land uses.
3. To provide for a limited range of land use activities within the Future Urban Zone where it can be demonstrated that the proposed activity is consistent with the relevant structure plan, relevant assessment criteria set out in this Plan, and that the activity will not generate adverse effects beyond those anticipated for the zone.

4. By making provision for future growth in a way and at a rate that meets the needs of future generations to provide for the community's growth beyond the year 2020.
5. By managing the types of activities that may establish within the Future Urban Zone.
6. By managing the size and location of buildings and structures within the Future Urban Zone in a way that avoids, remedies, or mitigates any adverse effects on the amenity values of the zone.
7. By identifying any significant ecological features within the Future Urban Zone.
8. By ensuring that the use and development of land within the Future Urban Zone does not adversely affect any significant ecological features within the Future Urban Zone.
9. By ensuring that forms of development support an increase in public transport use and facilitate cycling and walking.
10. By requiring adverse effects of development safety to be avoided, remedied or mitigated.
11. By requiring the preparation of an integrated Transportation Assessment for any proposed structure plan, plan change or major trip generating activity within the Future Urban Zone.
12. By ensuring that the consideration of land use change effects on transport networks consider multi-modal, long term and network wide impacts.

3.5. Activities

3.5.1. Permitted Activities

The following activities are permitted activities within the Future Urban Zone:

1. Any activity which is listed as a permitted activity in the Future Urban Zone in Table 1, Section 2, Part 2 of this Plan, which complies with the Development Standards for the Future Urban Zone and the General Rules for the Rural Zones set out in Section 2, Part 3 of this Plan.

3.5.2. Discretionary Activities

The following activities are discretionary activities within the Future Urban Zone:

1. Any activity which is listed as a discretionary activity in the Future Urban Zone in Table 1, Section 2, Part 2 of this Plan.
2. Any activity which does not comply with one or more of the Development Standards for the Future Urban Zone.

In assessing an application for an activity which does not comply with one or more of the Development Standards for the Future Urban Zone, Council will have regard to the intent of the Development Standard(s) with which the activity does not comply, as well as any specific assessment criteria listed for that development standard in Rule 3.6 below. However, it is important to note that these assessment criteria do not limit the matters that Council may consider when assessing applications for discretionary activities.

3.6. Development Standards

The following development standards apply to all activities within the Future Urban zone.

Note: Rules relating to the damage, removal or modification of vegetation within the Future Urban Zone are set out in Section 2, Part 3, Rule 8 of this Plan.

1. Maximum Height

- a. No part of any building shall exceed a height of 10 metres above ground level.

Explanation – Maximum Height

Restricting the maximum height to which buildings can be built seeks to ensure that buildings do not become a dominant feature in the zone in which they are located and are consistent with the character of the surrounding environment. Excessive building height can also have an adverse effect on adjoining properties in terms of loss of light and visual dominance.

Assessment Criteria – Maximum Height

In considering an application for an activity which does not comply with 3.6.1(a), Council will have regard to the following matters:

- a. The extent to which the proposed building will give rise to adverse shadowing effects on any adjoining sites.
- b. The extent to which the proposed building will give rise to adverse effects in terms of visual dominance.
- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building with the maximum height limit.
- d. Whether the nature or ultimate use of the proposed building necessitates a non-compliance with the maximum height limit.
- e. Any mitigating measures proposed by the applicant.

2. Height in Relation to Boundary

- a. Notwithstanding Rule 3.6.1(a), no part of any building shall project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2)
- b. No tree planted for Forestry purposes shall be permitted to project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2).

Explanation – Height in Relation to Boundary

The height in relation to boundary control seeks to ensure that buildings and trees do not result in an unacceptable level of shadowing and dominance on the owners and occupiers of adjoining sites by the reduction of daylight and sunlight access.

Assessment Criteria – Height in Relation to Boundary

In considering an application for an activity which does not comply with Rule 3.6.2, Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) or tree(s) will result in adverse shadowing effects and loss of sunlight on adjacent sites, having particular regard to dwellings or outdoor living areas.
- b. The extent and degree to which the proposed building(s) or tree(s) will reduce neighbouring sites ability to use sunlight as a renewable energy source through solar receptacles.
- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building(s) or tree(s) with the height in relation to boundary control.
- d. Any mitigating measures proposed by the applicant.

3. Lot Coverage

- a. The maximum area of a site that may be covered by buildings in the Future Urban Zone shall be 750m².

Explanation – Lot Coverage

The lot coverage control seeks to ensure that buildings do not dominate the landscape and are of an appropriate scale for the zone in which they are located. The rule has an interrelationship with the maximum impermeable surface rule given that buildings contribute to the total area of impermeable surface on a site.

Assessment Criteria – lot Coverage

In considering an application for an activity which does not comply with Rule 3.6.3(a), Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) do not comply with the lot coverage control.
- b. The extent to which the proposed building(s) will result in adverse effects in terms of visual dominance on the surrounding area, having particular regard to the existing amenity values of the surrounding area.
- c. Whether the nature or ultimate use of the proposed building(s) necessitates an exceedance of the maximum lot coverage control.
- d. Any mitigating measures proposed by the applicant.

4. Maximum Impermeable Surface

- a. The maximum area of a site that may be covered by impermeable surfaces in the Future Urban Zone shall be 1000m².

Explanation – Maximum Impermeable Surface

The intent of the maximum impermeable surface control is to minimise the adverse effects which can result from stormwater runoff from increased impermeable surfaces such as buildings, access and parking areas.

Assessment Criteria – Maximum Impermeable Surface

In considering an application for an activity which does not comply with Rule 3.6.4(a), Council will have regard to the following matters:

- a. The source(s) of stormwater on the site and the extent to which stormwater may become contaminated or contain materials which will have an adverse effect on the receiving environment.
- b. The extent to which stormwater generated from impermeable surfaces on the subject site will be treated prior to discharge.
- c. The extent to which the discharge of stormwater will adversely affect the receiving environment, and the extent to which any adverse effects will be avoided, remedied, or mitigated.
- d. The extent to which the discharge of stormwater is likely to result in the reduction of the stability of land, or erosion.
- e. Any mitigating measures proposed by the applicant.
- f. Whether the proposed stormwater management measures comply with the provisions stipulated in the relevant Catchment Management Plan and/or appropriate stormwater management tools relevant to the site.

Note:

Rules within the Proposed Auckland Regional Air Land and Water Plan relate to the discharge of stormwater from sites and should be referenced to check whether any consents under the provisions of that plan are required.

5. Yards

- a. Coastal Protection Yard
 - i. No building(s) or wastewater disposal fields shall be erected or located at a distance of less than 40 metres inland from MHWS.
- b. Stream Protection Yard
 - i. No building(s) or wastewater disposal fields shall be erected or located at a distance of less than 30 metres inland from the edge of the bed of a river or stream.
- c. Front Yard
 - i. No building(s) shall be erected at a distance of less than 10 metres from the road boundary of the site.
- d. All other Site Boundaries
 - i. No building(s) shall be erected at a distance of less than 10 metres from any boundary of a site.

Explanation - Yards

Yard rules seek to manage the adverse effects that can arise from the construction of buildings in close proximity to sensitive ecological features, neighbouring properties, or transport routes which may give rise to adverse effects on the occupants of the proposed buildings. Provision of adequate yard setbacks from streams and watercourses is also important to avoid the adverse effects of natural hazards on buildings and property.

Yard setback requirements also work in conjunction with the building coverage and height in relation to boundary requirements to ensure that buildings do not become visually obtrusive or dominant.

Assessment Criteria – Yards

In considering an application for an activity which does not comply with Rule 3.6.5 Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with the Yard requirements impractical.
- b. Whether the nature or ultimate use of the proposed building necessitates the proposed location.
- c. Whether, in the case of a proposed building that does not comply with Rule 3.6.5(c) and the road in question is a State Highway or road listed in Section 2, Part 3, Rule 12.2 of this Plan, the proposed building will be adequately insulated against noise generated by the State Highway or arterial road.
- d. Whether, in the case of proposed building(s) that do not comply with Rule 3.6.5(a) and/or (b), the proposed building will be at risk from natural hazards such as flooding or rising sea levels.
- e. Whether, in the case of proposed building(s) that do not comply with Rule 3.6.5(a) and/or (b), the proposed building(s) will compromise the taking of any esplanade reserve or strip in the future.
- f. The reasons why the proposed building(s) are to be located in a manner which does not comply with Rule 3.6.5 and the extent to which alternative locations have been considered.

6. Separation Distance between Buildings on Adjoining Sites

- a. No dwelling shall be constructed any closer than 25 metres from any boundary of a site: and
- b. No building(s) housing in excess of 10 animals shall be located closer than 100 metres to any existing building used for residential purposes on an adjoining site.

Explanation – Separation Distances

The requirement for buildings to be set a certain distance from buildings on neighbouring sites seeks to ensure that adverse effects on privacy and the character of the zone in which the building is located are avoided, remedied or mitigated. The location of buildings housing animals in large numbers can have adverse effects on neighbouring residential dwellings and can include

noise and odour effects. For this reason, a minimum setback distance between buildings housing animals and existing residential buildings is required.

Assessment Criteria – Separation Distances

In considering an application for an activity which does not comply with Rule 3.6.6, Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with Rule 3.6.6 requirements impractical.
- b. Whether the proposed use of the proposed building(s) will generate adverse effects on the activity or activities undertaken in the building(s) on the adjoining site as a result of not meeting the requirements of Rule 3.6.6.
- c. Whether the proximity of the proposed building(s) to building(s) on the adjacent site(s) will result in adverse effects on the amenity values of the surrounding area.
- d. Any mitigating measures proposed by the applicant.

7. Lighting

All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that the direct luminance from the lighting installation shall not exceed:

- i. 10 lux (lumens per square metre) at or within the notional boundary of any dwelling between the hours of 10.00 pm and 8.00 am;
- ii. 20 lux (lumens per square metre) at or within the notional boundary of any dwelling at all other times when exterior lighting is required.

Note: The notional boundary is 20 metres from the closest point of a dwelling or at the property boundary whichever is the shorter distance.

Explanation - Lighting

Artificial lighting has the potential to generate adverse effects on the rural character of the rural areas of the district. Artificial lighting levels are set to manage these adverse effects and establish an acceptable level of adverse effects which may be generated by artificial lighting.

Assessment Criteria - Lighting

In considering an application for an activity which does not comply with Rule 3.6.7(a), Council will have regard to the following matters:

- a. Whether the proposed lighting will result in adverse effects on the amenity values of the surrounding area, having consideration to existing levels of lighting in the surrounding area.
- b. Whether the proposed lighting is necessary to improve public or personal safety.

- c. The proposed hours of operation of the proposed lighting.
- d. Any mitigating measures proposed by the applicant.

8. Micro Electricity Generation Technologies

- a. The installation or construction of any micro electricity generation technologies shall comply with the following standards:
 - i. The equipment shall comply with the relevant development standards for the Future Urban Zone such as height and height in relation to boundary.
 - ii. Roof mounted wind turbines shall comply with the following:
 - 1. The turbine shall have a maximum blade diameter of 2m; and
 - 2. The noise generated by the turbine shall not exceed the noise limits for the Future Urban Zone.

Explanation – Micro Electricity Generation Technologies

Whilst providing for alternative energy supplies within the Rural Zones of the District, micro electricity generation technologies have the potential to generate adverse noise effects, as well as visual effects.

9. Noise

- a. Any activity is a permitted activity if:
 - i. Noise generated on any site in the Future Urban Zone, as measured at or within the site boundary of any other site, does not exceed:

	L_{Aeq}(15 min*)	L_{AFmax}
Monday – Sunday 0700 - 2000	50 dB	-
Monday – Sunday 2000 - 0700	45 dB	75 dB
* 15 minutes is the Reference Time Interval in accordance with NZS6802:2008		

- b. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Assessment of Environmental Noise.
- c. Where a noise source is within the scope of one of the following standards, the above noise limits shall not apply and the noise sources shall be assessed in accordance with the relevant standard:
 - i. NZS 6803:1999 Acoustics – Construction Noise
 - ii. NZS 6805:1992 Airport noise management and land use planning
 - iii. NZS 6807:1994 Noise management and land use planning for helicopter landing areas

- iv. NZS 6808:1998 Acoustics – The assessment and measurement of sound from wind turbine generators

Explanation - Noise

There is a range of activities which generate noise within the rural area, and a noise standard is set to ensure that the adverse effects of noise on the rural environment are minimised. It is further noted that the rural lifestyle implies some acceptance of the necessity of noise which is associated with productive rural activities.

Assessment Criteria – Noise

Activities that do not meet the noise standards set out above will be assessed against the following criteria.

1. The extent to which the proposed activity will generate adverse noise effects beyond the boundary of the site, having particular regard to the following matters:
 - a. The extent to which the proposed activity meets the noise standards for the relevant zone;
 - b. The proximity of any sensitive receptors to the proposed development;
 - c. The extent to which mitigating measures have been considered, such as:
 - i. Increasing the distance between the noise generator and sensitive receptors
 - ii. Providing barriers that reduce the line of sight between the noise generator and the noise receptor
 - iii. Screening the noise generator

10. Wastewater

- a. Any activity that establishes in the Future Urban Zone on a site which is not reticulated for wastewater disposal shall make adequate provision for the collection, treatment and disposal of wastewater in accordance with the requirements of the ARC Technical Publication 58.

Explanation - Wastewater

The treatment and appropriate disposal of wastewater in accordance with recognised standards is an important factor in managing the water quality of water bodies within the district, as well as the health and well-being of the public and eco-systems.

11. Stormwater

- a. Any activity that establishes in the Future Urban Zone on a site which is not reticulated for stormwater disposal shall make adequate provision for the disposal of stormwater in accordance with the requirements of ARC Technical Publication 10 (July 2003).

12. High Voltage Transmission Line Corridor

- a. No new buildings, or additions to existing buildings, (excluding electricity structures) shall be located within the 'no build area' located 12 metres either side of the centreline of a high voltage transmission line;
- b. A further 20 metre buffer corridor shall apply either side of the 'no build area'; and
- c. All new buildings and all additions to existing buildings shall comply with the New Zealand Electrical Code of Practice (NZECP) 34:2001.

Explanation

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a 'no build area' located 12 metres either side of the centre line of a high voltage electricity transmission line. Further, any subdivision or development within a 20 metre corridor either side of the 'no-build area' buffer corridor should be undertaken in accordance with Transpower's Corridor Management Policy and should ensure compliance with the New Zealand Electrical Code of Practice (NZECP) 34: 2001, which also contains restrictions on the location of structures, earthworks and operation of machinery in relation to lines. Additional guidance is provided by the Transpower document entitled 'Guide For Development Near High Voltage Transmission Lines'.

Assessment Criteria

- The ability to maintain the integrity of the National Grid and public safety;
- The ability of the line owner to retain access to the high voltage transmission line for inspections and maintenance and emergency purposes;
- The extent to which the proposal would constrain the ongoing operational needs of the National Grid;

Advice Note 1

No vegetation should be planted within the transmission corridor that will grow into the growth limit zones specified in the Electricity (Hazard from Trees) Regulations 2003. Such vegetation may interfere with a line and result in an outage or the vegetation becoming live and therefore a health and safety risk. The Electricity (Hazards from Trees) Regulations 2003 provide a process for the line operator to require vegetation within the growth limit zones to be removed or trimmed.

Advice Note 2

Applicants are advised of the importance of consulting with the high voltage electricity transmission line network utility operator when considering planting, earthworks, the construction of new, or additions to existing, buildings within 32 metres either side of the centre line of high voltage electricity transmission lines, and prior to a resource consent or building consent being lodged with Council.

Any such consultation will be confined to the effects of any proposal upon the high voltage electricity transmission lines, and have regard to both the importance of the lines in the wider public interest, and the expectations and aspirations of the respective landowner involved.

4. HINGAIA EDUCATION ZONE

4.1. Explanation

Purpose of the Zone

The purpose of the zone is to identify land for staged development of educational facilities on the western tip of the Hingaia Peninsula.

4.2. Issues

1. A large number of primary and secondary aged children are travelling from the southern suburbs and rural areas to educational facilities on the Auckland Isthmus.
2. There is a need to ensure that development of social infrastructure is closely integrated with other strategies for land use and urban growth in the Papakura area.
3. Population growth and demand is such that significant investment in social infrastructure, including educational facilities, will be needed.
4. There is a need to carefully manage development on the western tip of the Hingaia Peninsula to protect the natural character of the coastal environment and to integrate development with adjacent land use activities and potential future land use change.

4.3. Objectives

1. To enable educational facilities to be developed on the western tip of Hingaia Peninsula as one means of enhancing social infrastructure in Papakura District.
2. To recognise the existing rural locality and the natural character and landscape values of the coastal environment surrounding the Hingaia Education Zone and to take into account the potential for urban development on Hingaia Peninsula.
3. To avoid, remedy or mitigate actual and potential adverse effects of development and activities within the Hingaia Education Zone.

4.4. Policies

1. To focus the development of an education precinct on land with suitable site size, contour and characteristics, on the south-western tip of Hingaia Peninsula.

2. To facilitate flexible use and staged development of the Hingaia Education Zone within the context of a Site Concept Plan to optimise use of the available land with suitable size and characteristics for educational development.
3. To ensure that development of the Hingaia Education Zone has regard to existing land use and potential future land use change including the potential for urban residential growth of surrounding land.
4. To ensure that the scale, coverage and intensity of development and the bulk of buildings is compatible with activities in the rural environment.
5. To ensure that buildings are sensitively located having regard to adjacent activities and to any future urban activities.
6. To ensure sensitive treatment and management along the coastal zone edge.
7. To maintain and enhance the natural character and landscape values of the coastal environment of the Hingaia Education Zone and its immediate area.
8. To enhance the potential for public access to the coast.
9. To maintain the amenity of the surrounding rural environment.
10. To undertake earthworks and site development works in a manner which avoids, remedies or mitigates adverse effects on neighbouring properties and on the coast and the coastal marine area.
11. To provide sufficient car and bus parking on-site to cater for the demand generated by activities.
12. To manage traffic flow to, through and from the site to minimise any adverse effects on the local street network.
13. To establish and maintain landscaping and screen planting to enhance the amenity of the site and immediate neighbourhood and to enhance and restore natural character and landscape values of the coastal environment.
14. To achieve minimal adverse off-site environmental effects resulting from noise, light spill or glare generated by educational facilities.
15. To protect any sensitive archaeological or ecological features during earthworks and site development works.
16. To provide infrastructure including water supply, sewage disposal and stormwater disposal systems to ensure there are no adverse effects on the surrounding rural and coastal environment.
17. To ensure that the facilities and structures are located and designed so they avoid the need for future coastal works or structures in order to mitigate the effects of coastal erosion.
18. To include planting and landscaping in such a way so as to enhance and maintain the features of the natural coastal environment.

4.5. Methods

1. Site Concept Plan

A Site Concept Plan will be maintained (refer Section 2, Part 2, Rule 4.6) which will guide the general nature and direction of development within the zone. Activities not generally consistent with the Site Concept Plan will require resource consent.

2. Site Management Plan

A Site Management Plan guides and manages the earthworks activity and establishment of activities within the zone.

3. Other methods

Specific aspects of development and amenity within the zone will be controlled by management plans and programs developed for the whole site as part of the Stage I consent for Strathallan College. These plans are secured by consent conditions and give guidance to the landscaping, esplanade reserve development and mitigation planting proposed for ultimate development of the site and include:

- Landscape and Visual Mitigation Planting Plan
- Landscape and Visual Mitigation Monitoring Programme
- Reserve Management Plan

4. Rules

Within the context of the Site Concept Plan a range of bulk and location controls and environmental performance standards will control the scale, location and intensity of development.

Site Concept Plan

The Site Concept Plan shall generally guide development and activities located on the site. The Site Concept Plan identifies a series of “precincts” for buildings, activities and development and indicates the expected extent and general coverage of buildings and structures within the identified precincts. Development may vary within the limits of the identified precinct areas by way of resource consent.

4.6. Activities

Activity	Activity Status			
	Permitted	Controlled	Restricted Discretionary	Discretionary
Stage 1 Development of Strathallan Preparatory School and College in accordance with the Site Concept Plan including:		✓		

Activity	Activity Status			
	Permitted	Controlled	Restricted Discretionary	Discretionary
<ul style="list-style-type: none"> - Earthworks - Early Childhood Centre - Preparatory School Buildings - Parking, Bus and Access Precinct - Playing Fields - Vehicular Direction Signage 				
Development and operation of subsequent stages of Strathallan Preparatory School and College in general accordance with the building and activity precincts identified on the Site Concept Plan		✓		
Educational Facilities		✓		
Caretaker's Residence	✓			
Buildings or structures not exceeding 150m ² gfa outside of the building and activity precincts identified on the Site Concept Plan			✓	
Buildings or structures exceeding 150m ² GFA outside of the building and activity precincts identified on the Site Concept Plan				✓
Buildings or structures within 20 metres of mean high water spring tide mark				✓
Any building not in accordance with the Site Concept Plan not exceeding 150m ² GFA			✓	
Any building not in accordance with the Site Concept Plan exceeding 150m ² GFA				✓
Any activity not otherwise provided for in the District Plan				✓
Any non-compliance with any other rule in the District Plan				✓
Free-standing signage on the site not exceeding a total signage area of 12m ² and located 0.5 metres from boundary except that no signage or hoarding is permitted to be constructed on the site that is intended to be viewed, or can be viewed, across the estuary	✓			

4.7. Development Standards

Notwithstanding the General Rules of the District Plan and in addition to the general limits of the precincts identified on the Site Concept Plan the following rules shall apply: (Note: where there is conflict between these Rules and the General Rules in Section 2, Part 3, these Rules shall apply)

1. Yards

- a. No building shall be located within 6 metres of any boundary with an adjoining site.
- b. No earthworks shall be undertaken within 20 metres of the mean high water spring tide mark (MHWS) unless associated with an activity for which a resource consent has been obtained.
- c. Car parking areas shall be no less than 3 metres from any boundary with an adjoining site.

2. Height

- a. No building shall exceed the height limits specified below:

Precinct A: Access and Parking	5 metres
Precinct B: Preparatory School	10 metres
Precinct C: Sports Centre and Performing Arts Building	15 metres
Precinct C: All other buildings	10 metres
Precinct D: Sports Fields	10 metres
Precinct E: West Peninsula/Playing Field	5 metres

3. Height in Relation to Boundaries

- a. No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and the nearest lot boundary, provided that the height shall be measured from the ground level at the point on the lot boundary to which the measurement is taken.

4. Building Coverage and Impermeable Surfaces

- a. Building coverage shall not exceed 15% of the total site area and shall not exceed the following limits within each precinct:

PRECINCT	BUILDING COVERAGE (MAX M ²)
A: Access and Parking	250 m ²
B: Preparatory School	7,000 m ²
C: Main Blocks/Sports Centre (excluding outdoor swimming pool)	14,000 m ²
D: Sports Fields	250 m ²
E: West Peninsula/ Playing Field	250 m ²
Total Building Coverage (15%)	21,750 m²

- b. No more than 30% of the total site area may be covered in buildings or impermeable surfaces.

5. Landscaping

- a. A landscaping plan and planting guide shall be provided for each stage of development, and shall be submitted at the time of the resource consent application. The landscape concept shall be consistent with the landscape concept contained in the resource consent dated 17 August 1999 for stage I of the site development, or an alternative landscape plan approved by Council, and those conditions of consent shall be transferred to future stages of the site development unless they have been implemented and satisfied. The landscaping plan and planting guide shall specifically provide the following:
 - i. A Landscape and Visual Mitigation Planting Plan to be approved by Council;
 - ii. A Landscape and Visual Mitigation Monitoring Programme to be approved by Council including but not limited to:
 - 1. Annual inspections for a period of five years, beginning immediately upon completion of the main physical and landscape implementation works as set out in the above Monitoring Programme.
 - 2. Inspection reports to be submitted within one month of the inspection.
 - iii. A bond of \$20,000 in surety of the implementation of the Landscape and Visual Mitigation Planting for the Stage 1 development provided for a term of three years from the completion of the main physical and landscape implementation works as set out in the above Monitoring Programme.
 - iv. At each future development stage a bond is to be provided for a term of three years from the completion of the main physical and landscape implementation works as set out in the above Monitoring Programme. The amount of the bond is to reflect the extent of the landscaping and maintenance required.
 - v. Landscaping and screen planting of at least 3 metre widths shall be planted and maintained within all yards adjoining neighbouring sites.
 - vi. Screen planting shall be provided and maintained between all car park areas and adjacent properties.
 - vii. Appropriate planting shall be provided and maintained as a means of mitigating adverse effects of structures on the landscape values of the coastal environment.

6. Esplanade Reserve

- a. A Reserve Management Plan was prepared in August 2001 in consultation with Papakura District Council showing the width of the coastal setback and in accordance with the resource consent granted for Stage 1 of the site development.

- b. The esplanade reserve, coastal walkway and coastal setback as defined in the Site Concept Plan have been surveyed. Easements are shown on the survey plan, providing for: discharge of stormwater runoff and general public access. In the future, easements will be provided for, but not limited to, access to: boat sheds and to water for boating and other water activities (See the Activity Table as resource consents may be required for some of these activities).
- c. The esplanade reserve, coastal walkway and coastal setback as defined in the Site Concept Plan is to be transferred to Papakura District Council at no cost to Council no later than 12 April 2005 (five years from granting consent for Stage 1 development);
- d. Temporary public access to the Esplanade Reserve is to be provided via easement until such time as access is available from adjacent areas.

7. Traffic Management and Parking

In addition to the General Rules relating to Parking, Access and Loading (Section 2, Part 3, Rule 12) the following rules shall apply to the Hingaia Education Zone:

- a. Traffic Management
 - i. Facilities for the pick up and drop off of students and for vehicle manoeuvring including buses shall be contained wholly within the site.
 - ii. Access and parking areas shall be designed so that there is no need for reverse manoeuvring of vehicles onto Hayfield Way.
 - iii. Unobstructed access to building areas shall be maintained for emergency vehicles at all times.
- b. Parking
 - i. A minimum of 205 off street car parks shall be provided in general accordance with the layout illustrated on the Site Concept Plan.
 - ii. Bus parking and loading areas shall be provided for a minimum of 15 buses on-site at any one time.
- c. Monitoring of Local Traffic Management Measures
 - i. The measures undertaken to upgrade and improve local traffic management in respect of the effectiveness of those measures to mitigate any actual or potential adverse traffic effects generated by the development will be reviewed with respect to Stage 1 by 31 January 2002.
 - ii. This Stage 1 review will be undertaken at the expense of the Strathallan College Properties Ltd, or successor.
 - iii. The measures undertaken to upgrade and improve local traffic management in respect of the effectiveness of those measures to mitigate any actual or potential adverse traffic effects generated by the development will be reviewed with respect to Stage 2 within one year of granting consent for the Stage 2 development and a final review by the earlier of 31 May 2005 and the roll reaching 1,000 pupils.

- iv. These Stage 2 reviews will be undertaken at the joint expense of the Council and Strathallan College Properties Ltd, or successor.
- v. Costs will be apportioned to each party according to the proportion of public / private needs identified at the time.
- vi. Traffic mitigation matters may include but not be confined to:
 - 1. the need to widen the Oakland Rd carriageway.
 - 2. further intersection upgrading.
 - 3. the provision of a cycle track either on the carriageway or by widening the footpath in Oakland Rd and by widening the footpath in Hayfield Way.
 - 4. the need for carriageway widening in Hayfield Way
- d. Monitoring of Pavement Structure of Oakland Rd and Hayfield Way
 - i. Pavement structures of Oakland Rd (Hingaia Rd to Hayfield Way) and Hayfield Way are to be monitored by the Council with pavement roughness values taken annually from the date of initial existing baseline roughness value being measured. If the average roughness values reach a value of 100, measured at 100 metres intervals in both directions of travel, or a trend in values indicates pavement deterioration, payments by Strathallan College Properties Ltd to the Council shall be considered for rehabilitation in a method to be agreed between Strathallan College Properties Ltd based on the traffic loadings apportioned to each party and based on the proportion of the local authority share of rehabilitation costs.
 - ii. The above monitoring is to continue until such time as the urban zoning foreshadowed by the Auckland Regional Growth Strategy is imposed on land adjacent to the portions of said roads.

8. Noise

- a. Noise generated on any site within the Hingaia Education Zone, as measured at or within the boundary of any other site does not exceed the following limits:
 - Daytime 0700 - 2000 = 45 $L_{Aeq(15min)}$ dB
 - Night-time 2000 - 0700 = 40 $L_{Aeq(15min)}$ dBWhere 15 minutes is the Reference Time Interval in accordance with NZS6802:2008.
- b. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 Measurement of Sound and NZS 6802:2008 Assessment of Environmental Sound.

9. Lighting and Glare

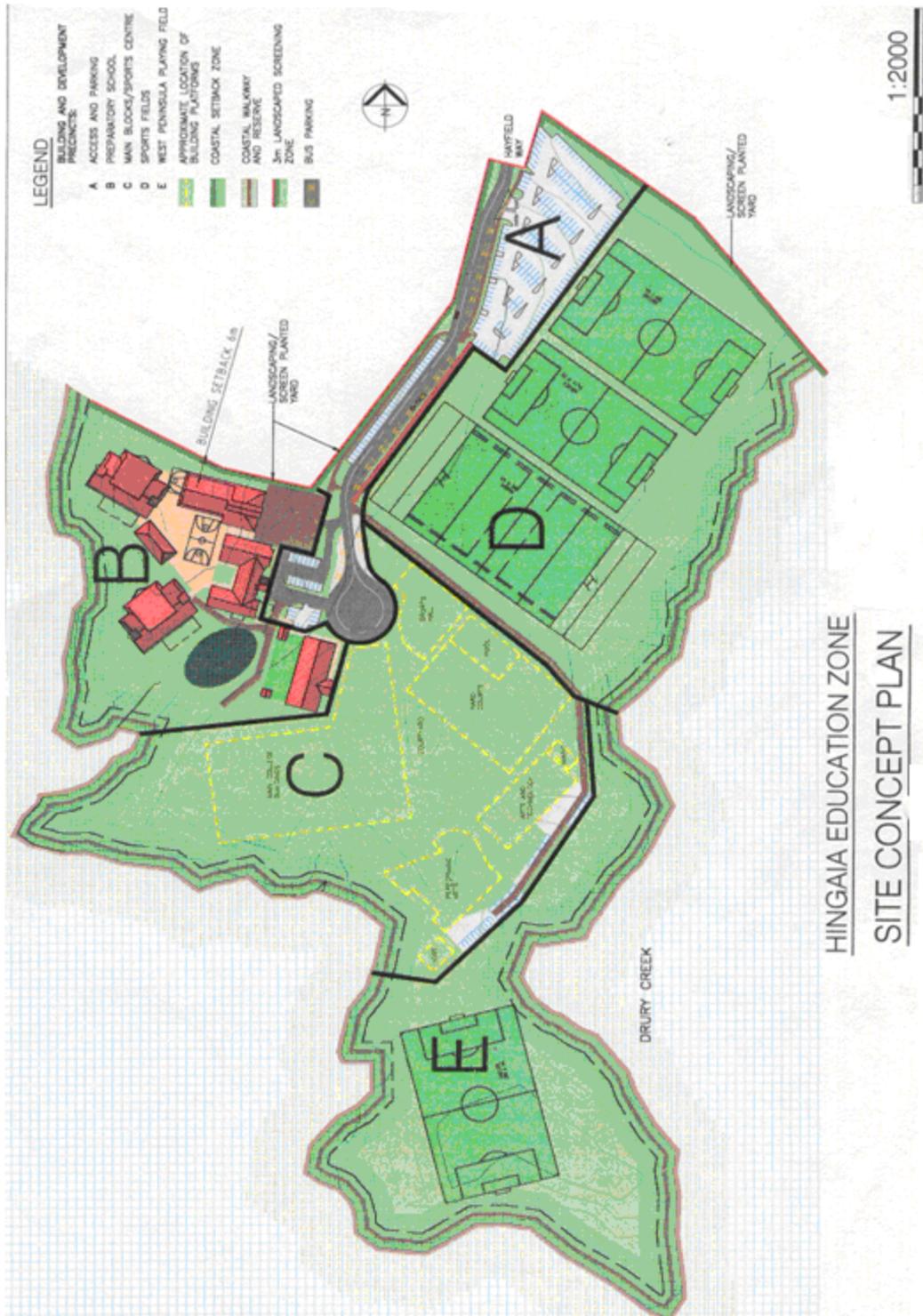
- a. All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that:
- b. the direct luminance from the lighting installation shall not exceed:
 - 10 lux (lumens per square metre) at or within the notional boundary of any dwelling between the hours of 10.00 pm and 8.00 am;

20 lux at or within the notional boundary of any dwelling at all other times when exterior lighting is required.

- c. The indirect luminance from the lighting installation shall be minimised.

Note: Unless otherwise provided, the notional boundary is 20 metres from the closest point of a dwelling or at the property boundary whichever is the shorter distance.

Site Concept Plan



4.8. Assessment Criteria – Controlled Activities

In considering any controlled activity application the Council may impose conditions of consent in regard to the following matters:

1. Consistency of the proposed buildings with the existing architectural style of the development;
2. Compatibility with the rural and coastal environment;
3. Landscaping and screen planting;
4. Traffic, parking and access; and
5. The effects of the activity on the environment.

4.9. Assessment Criteria - Restricted Discretionary Activities

In deciding whether to grant or refuse consent to and in imposing conditions if consent is granted, the Council will restrict its assessment and the exercise of its discretion to the following matters:

1. Whether the development is consistent with the spirit and intent of the Site Concept Plan and does not compromise future implementation of the Concept Plan;
2. Whether the development is compatible in intensity, scale and character with existing development on-site;
3. Whether the development has any adverse visual, noise, lighting or privacy effects on nearby dwellings and what measures are available to mitigate any such effects;
4. Consistency of the proposed buildings with the existing architectural style of the development and compatibility with the rural and coastal setting;
5. Landscaping and screen planting proposed and consistency with the landscape concept for the whole site as contained in the Site Management Plan;
6. Whether the development impacts upon the parking and access facilities existing on-site and if so what measures are taken to remedy any impact;
7. Whether alternative locations within the building and activity precincts of the Site Concept Plan have been considered;
8. The impact on natural character and landscape values of the coastal environment;
9. Whether the development is located in an area that may be subject to future coastal erosion.

4.10. Assessment Criteria - Discretionary Activities

In considering any discretionary activity application the Council will have regard to the matters set out in sections 104 and 108 of the Resource Management Act 1991. Every application shall be accompanied by plans and statements sufficient to demonstrate the effects of the proposed activity on the environment. In deciding whether to grant or refuse consent to an application and in imposing conditions if

consent is granted, the Council may impose on conditions of consent in regard to the following matters:

1. Any matter outlined above in Rule 4.8 Controlled Activities;
2. Any matter outlined above in Rule 4.9 Restricted Discretionary Activities; and
3. Any other matters the Council considers relevant and reasonably necessary to determine the application.
4. Whether alternative locations for the structures and uses outside of the 20 metres setback from MHWS have been considered.
5. Whether the location of structures within the 20 metres setback from MHWS results in adverse effects on the natural character and landscape values of the coastal environment.

5. HUNUA HILLS ZONE

5.1. Explanation

The Hunua Hills Zone is applied to the foothills of the Hunua Ranges that fall within the District boundaries. The physical contrast between the plains of the District and the Hunua Foothills highlights the significance of the hills as a defining landscape feature within the District. The hills also contain significant ecological resources. Inappropriate subdivision and development poses potential threats to both the ecological and landscape values of the Hunua Hills. Land in the Hunua Hills can be subject to instability, which poses challenges and potential risks for future development. For these reasons, the provisions of the Plan seek to minimise the level of subdivision and development that occurs in this zone.

A variety of land uses exist in the Hunua Hills Zone, including the Ardmore Military Training Area and the Hays Creek reservoir. The two largest existing quarries in the District are also located in close proximity to parts of the Hunua Hills Zone. The Hays Creek reservoir collects water from the Hays Creek catchment and supplies drinking water to approximately 70,000 people. It is an important natural resource and land use activities in the catchment have the potential to affect the quality of the water collected within the catchment.

It is anticipated that through implementation of the provisions of the Plan, the ecological resources and landscape values of the Hunua Hills Zone will be protected and enhanced and linkages between the hills and the flatlands and coastal areas of the District are established to support ecological and open space objectives.

5.2. Issues

1. Uncontrolled subdivision in the Hunua Hills has the potential to result in adverse effects on the ecological resources of the zone. Key threats arise from the fragmentation of bush areas from clearance for building platforms, the introduction of animal and weed pests into the bush, and the admittance of heat and light into areas of the bush from vegetation clearance.
2. Ecological linkages between the hills and the coast across the flatlands of the District have been lost and face threat from further subdivision and development.
3. The Hunua Hills provide a distinct backdrop to the plains area of the District, and are an important landscape feature of the District. The Hunua Hills face threats from subdivision and development in sensitive areas, which may result in development of buildings on ridgelines, and patterns of subdivision which result in vegetation clearance.
4. The Hays Creek Water Catchment is situated within the Hunua Hills Zone. Activities in drinking-water catchments may adversely affect the quality of water within the catchment.
5. Parts of the Hunua Hills Zone are in relatively close proximity to the two largest quarries in the District and the designated Ardmore Military Training Area.

5.3. Objectives

1. To protect the ecological values of the Hunua Hills from inappropriate subdivision and development.
2. To protect and where possible enhance the landscape qualities of the Hunua Hills.
3. To protect and where possible enhance ecological linkages within the Hunua Hills Zone, and from the Hunua Hills to the coastal margins of the District.
4. To ensure that subdivision and development in the Hunua Hills does not lead to vegetation clearance that fragments the existing vegetated areas or results in a net reduction in the area of vegetation within the zone.
5. To protect the Hays Creek Water Catchment from inappropriate land use activities and development.
6. To manage the location of activities which may be sensitive to the effects generated by existing industrial activities and designated activities located in the rural area in a manner which avoids giving rise to reverse sensitivity effects on those activities.

5.4. Policies

1. By encouraging the protection and enhancement of Priority Riparian Linkages within the Hunua Hills Zone.
2. By avoiding subdivision and development which involves extensive vegetation clearance of native bush in the Hunua Hills.
3. By requiring that land use or subdivision demonstrates that it will not compromise the landscape or ecological values of the Hunua Hills Zone.
4. By controlling the intensity of development and the bulk, scale and location of new buildings to ensure they are complementary and integrated with the surrounding environment.
5. By avoiding buildings or structures on ridgelines of the Hunua Hills Zone.
6. By limiting subdivision and development within the Hunua Hills Zone to protect the Hays Creek Water Catchment.
7. By ensuring that subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regional infrastructure.

5.5. Activities

5.5.1. Permitted Activities

The following activities are permitted activities within the Hunua Hills Zone:

1. Any activity which is listed as a permitted activity in the Hunua Hills Zone in Table 1, Section 2, Part 2 of this Plan which complies with the Development Standards for the Hunua Hills Zone and the General Rules for the Rural Zones set out in Section 2, Part 3 of this Plan.

5.5.2. Restricted Discretionary Activities

The following activities are restricted discretionary activities within the Hunua Hills Zone:

1. Any activity which is listed as a restricted discretionary activity in the Hunua Hills Zone in Table 1, Section 2, Part 2 of this Plan.

5.5.3. Discretionary Activities

The following activities are discretionary activities within the Hunua Hills Zone:

1. Any activity which is listed as a discretionary activity in the Hunua Hills Zone in Table 1, Section 2, Part 2 of this Plan.
2. Any activity which does not comply with one or more of the Development Standards for the Hunua Hills Zone.

In assessing an application for an activity which does not comply with one or more of the Development Standards for the Hunua Hills Zone, Council will have regard to the intent of the Development Standard(s) with which the activity does not comply, as well as any specific assessment criteria listed for that development standard in Rule 5.6 below. However, it is important to note that these assessment criteria do not limit the matters that Council may consider when assessing applications for discretionary activities.

5.6. Development Standards

The following development standards apply to all activities within the Hunua Hills Zone.

Note: Rules relating to the damage, removal or modification of vegetation within the Hunua Hills Zone are set out in Section 2, Part 3, Rule 8 – Trees and Vegetation.

1. Maximum Height

- a. No part of any building shall exceed a height of 8 metres above ground level.

Explanation

Restricting the maximum height to which buildings can be built seeks to ensure that buildings do not become a dominant feature in the zone in which they are located and are consistent with the character of the surrounding environment. Excessive building height can also have an adverse effect on adjoining properties in terms of loss of light and visual dominance.

Assessment Criteria – Maximum Height

In considering an application for an activity which does not comply with Rule 5.6.1(a), Council will have regard to the following matters:

- a. The extent to which the proposed building will give rise to adverse shadowing effects on any adjoining sites.
- b. The extent to which the proposed building will give rise to adverse effects in terms of visual dominance.

- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building with the maximum height limit.
- d. Whether the nature or ultimate use of the proposed building necessitates a non-compliance with the maximum height limit.
- e. Any mitigating measures that the applicant has proposed.

2. Height in Relation to Boundary

- a. Notwithstanding Rule 5.6.1(a), no part of any building shall project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2)
- b. No tree planted for Forestry purposes shall be permitted to project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2).

Explanation

The height in relation to boundary control seeks to ensure that buildings and trees do not result in an unacceptable level of shadowing and dominance on the owners and occupiers of adjoining sites by the reduction of daylight and sunlight access.

Assessment Criteria – Height in Relation to Boundary

In considering an application for an activity which does not comply with Rule 5.6.2, Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) or tree(s) will result in adverse shadowing effects and loss of sunlight on adjacent sites, having particular regard to dwellings or outdoor living areas.
- b. The extent and degree to which the proposed building(s) or tree(s) will reduce neighbouring sites ability to use sunlight as a renewable energy source through solar receptacles.
- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building(s) or tree(s) with the height in relation to boundary control.

3. Lot Coverage

- a. The maximum area of a site that may be covered by buildings in the Hunua Hills Zone shall be 400m².

Explanation

The lot coverage control seeks to ensure that buildings do not dominate the landscape and are of an appropriate scale for the zone in which they are located. The rule has an interrelationship with the maximum impermeable surface rule given that buildings contribute to the total area of impermeable surface on a site.

Assessment Criteria – Lot Coverage

In considering an application for an activity which does not comply with Rule 5.6.3(a), Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) do not comply with the lot coverage control.
- b. The extent to which the proposed building(s) will result in adverse effects in terms of visual dominance on the surrounding area, having particular regard to the existing amenity values of the surrounding area.
- c. Whether the nature or ultimate use of the proposed building(s) necessitates an exceedance of the maximum lot coverage control.
- d. Any mitigating measures proposed by the applicant.

4. Maximum Impermeable Surface

- a. The maximum area of a site that may be covered by impermeable surfaces in the Hunua Hills Zone shall be 600m².

Explanation

The intent of the maximum impermeable surface control is to minimise the adverse effects which can result from stormwater runoff from increased impermeable surfaces such as buildings, access and parking areas.

Assessment Criteria – Maximum Impermeable Surface

In considering an application for an activity which does not comply with Rule 5.6.4(a), Council will have regard to the following matters:

- a. The source(s) of stormwater on the site and the extent to which stormwater may become contaminated or contain materials which will have an adverse effect on the receiving environment.
- b. The extent to which stormwater generated from impermeable surfaces on the subject site will be treated prior to discharge.
- c. The extent to which the discharge of stormwater will adversely affect the receiving environment, and the extent to which any adverse effects will be avoided, remedied, or mitigated.
- d. The extent to which the discharge of stormwater is likely to result in the reduction of the stability of land, or erosion.
- e. e. Whether the proposed stormwater management measures comply with the provisions stipulated in the relevant Catchment Management Plan and/or appropriate stormwater management tools relevant to the site.

Note:

Rules within the Proposed Auckland Regional Air Land and Water Plan relate to the discharge of stormwater from sites and should be referenced to check whether any consents under the provisions of that plan are required.

5. Yards

- a. Stream Protection Yard
 - i. No building(s) shall be erected at a distance of less than 30 metres inland from the edge of the bed of a river or stream.
- b. Front Yard

- i. No building(s) shall be erected at a distance of less than 10 metres from the road boundary of the site.
- c. All other Site Boundaries
 - i. No building(s) shall be erected at a distance of less than 10m from any boundary of a site.

Explanation

Yard rules seek to manage the adverse effects that can arise from the construction of buildings in close proximity to sensitive ecological features, neighbouring properties, or transport routes which may give rise to adverse effects on the occupants of the proposed buildings. Provision of adequate yard setbacks from streams and watercourses is also important to avoid the adverse effects of natural hazards on buildings and property.

Yard setback requirements also work in conjunction with the building coverage and height in relation to boundary requirements to ensure that buildings do not become visually obtrusive or dominant.

Assessment Criteria – Yards

In considering an application for an activity which does not comply with Rule 5.6.5, Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with the Yard requirements impractical.
- b. Whether the nature or ultimate use of the proposed building necessitates the proposed location.
- c. Whether, in the case of a proposed building that does not comply with Rule 5.6.5(b) and the road in question is a State Highway or road listed in Section 2, Part 3, Rule 12.2 of this Plan, or a Strategic Freight Network Road identified on District Plan Maps the proposed building will be adequately insulated against noise generated by the State Highway or arterial road or a Strategic Freight Network Road.
- d. Whether, in the case of proposed building(s) that do not comply with Rule 5.6.5(a), the proposed building will be at risk from natural hazards such as flooding.
- e. Whether, in the case of proposed building(s) that do not comply with Rule 5.6.5(a), the proposed building(s) will compromise the taking of any esplanade reserve or strip in the future.
- f. The reasons why the proposed building(s) are to be located in a manner which does not comply with Rule 5.6.5 and the extent to which alternative locations have been considered.

6. Separation Distance between Buildings on Adjoining Sites

- a. No dwelling shall be constructed any closer than 25 metres from any boundary of a site: and
- b. No building(s) housing in excess of 10 animals shall be located closer than 100 metres to any existing building used for residential purposes on an adjoining site.

Explanation

The requirement for buildings to be set a certain distance from buildings on neighbouring sites seeks to ensure that adverse effects on privacy and the character of the zone in which the building is located are avoided, remedied or mitigated. The location of buildings housing animals in large numbers can have adverse effects on neighbouring residential dwellings and can include noise and odour effects. For this reason, a minimum setback distance between buildings housing animals and existing residential buildings is required.

Assessment Criteria – Separation Distances

In considering an application for an activity which does not comply with Rule 5.6.6, Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with Rule 5.6.6 requirements impractical.
- b. Whether the proposed use of the proposed building(s) will generate adverse effects on the activity or activities undertaken in the building(s) on the adjoining site as a result of not meeting the requirements of Rule 5.6.6.
- c. Whether the proximity of the proposed building(s) to building(s) on the adjacent site(s) will result in adverse effects on the amenity values of the surrounding area.
- d. Any mitigating measures proposed by the applicant.

7. Outdoor Living Area

- a. Every household unit shall have an outdoor living area complying with the following:
 - i. The area shall be located to the north of the household unit.
 - ii. The area shall be capable of containing an 8 metre diameter circle.
 - iii. The area shall not be obstructed by buildings, parking spaces or vehicle access and manoeuvring areas.

Explanation

This rule seeks to ensure that adequate light and direct sunshine is provided onto houses and outdoor living areas situated at the edge of, or in the middle of, dense areas of indigenous trees and vegetation.

Reducing the extent to which houses and outdoor living areas are overshadowed by surrounding trees and vegetation reduces the temptation for the occupiers to undertake further unauthorised tree clearance in order to let more light in.

8. Lighting

- a. All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that the direct luminance from the lighting installation shall not exceed:
 - i. 10 lux (lumens per square metre) at or within the notional boundary of any dwelling between the hours of 10.00 pm and 8.00 am;

- ii. 20 lux (lumens per square metre) at or within the notional boundary of any dwelling at all other times when exterior lighting is required.

Note: The notional boundary is 20 metres from the closest point of a dwelling or at the property boundary whichever is the shorter distance.

Explanation

Artificial lighting has the potential to generate adverse effects on the rural character of the rural areas of the district. Artificial lighting levels are set to manage these adverse effects and establish an acceptable level of adverse effects which may be generated by artificial lighting.

Assessment Criteria - Lighting

In considering an application for an activity which does not comply with Rule 5.6.8(a), Council will have regard to the following matters:

- a. Whether the proposed lighting will result in adverse effects on the amenity values of the surrounding area, having consideration to existing levels of lighting in the surrounding area.
- b. Whether the proposed lighting is necessary to improve public or personal safety.
- c. The proposed hours of operation of the proposed lighting.
- d. Any mitigating measures proposed by the applicant.

9. Micro Electricity Generation Technologies

- a. The installation or construction of any micro electricity generation technologies shall comply with the following standards:
 - i. The equipment shall comply with the relevant development standards for the Hunua Hills Zone such as height and height in relation to boundary.
 - ii. Roof mounted wind turbines shall comply with the following:
 - 1. The turbine shall have a maximum blade diameter of 2m; and
 - 2. The noise generated by the turbine shall not exceed the noise limits for the Hunua Hills Zone.

Explanation – Micro Electricity Generation Technologies

Whilst providing for alternative energy supplies within the Rural Zones of the District, micro electricity generation technologies have the potential to generate adverse noise effects, as well as visual effects.

10. Noise

- a. Any activity is a permitted activity if:
 - i. Noise generated on any site within the Hunua Hills Zone, as measured at or within the boundary of any other site, does not exceed:

	$L_{Aeq(15min^*)}$	L_{AFmax}
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Monday – Sunday 0700 - 2000	50 dB	-
Monday – Sunday 2000 - 0700	45 dB	75 dB
* 15 minutes is the Reference Time Interval In accordance with NZS6802:2008		

- ii. The noise is generated by farming operations of a limited duration (meaning an activity where the noise limit would not be exceeded for more than 7 days) required for agricultural, horticultural or forestry production including agricultural and horticultural vehicles and equipment; aircraft used for agricultural and horticultural purposes; and portable equipment, (excluding portable sawmills, frost protection fans and audible bird scaring devices).
- b. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 Measurement of Sound and NZS 6802:2008 Assessment of Environmental Sound.
- c. Where a noise source is within the scope of one of the following standards, the above noise limits shall not apply and the noise sources shall be assessed in accordance with the relevant standard:
 - i. NZS 6803:1999 Acoustics – Construction Noise
 - ii. NZS 6805:1992 Airport noise management and land use planning
 - iii. NZS 6807:1994 Noise management and land use planning for helicopter landing areas
 - iv. NZS 6808:1998 Acoustics – The assessment and measurement of sound from wind turbine generators

Explanation

There is a range of activities which generate noise within the rural area, and a noise standard is set to ensure that the adverse effects of noise on the rural environment are minimised. It is further noted that the rural lifestyle implies some acceptance of the necessity of noise which is associated with productive rural activities.

Assessment Criteria – Noise

Activities that do not meet the noise standards set out above will be assessed against the following criteria.

- 1. The extent to which the proposed activity will generate adverse noise effects beyond the boundary of the site, having particular regard to the following matters:
 - a. The extent to which the proposed activity meets the noise standards for the relevant zone;
 - b. The proximity of any sensitive receptors to the proposed development;
 - c. The extent to which mitigating measures have been considered, such as:

- i. Increasing the distance between the noise generator and sensitive receptors
- ii. Providing barriers that reduce the line of sight between the noise generator and the noise receptor
- iii. Screening the noise generator

11. Wastewater

- a. Any activity that establishes in the Hunua Hills Zone on a site which is not reticulated for wastewater disposal shall make adequate provision for the collection, treatment and disposal of wastewater in accordance with the requirements of the ARC Technical Publication 58.

Explanation

The treatment and appropriate disposal of sewage in accordance with recognised standards is an important factor in managing the water quality of water bodies within the district, as well as the health and well-being of the public and eco-systems.

12. Stormwater

Any activity that establishes in the Hunua Hills Zone on a site which is not reticulated for stormwater disposal shall make adequate provision for the disposal of stormwater in accordance with the requirements of ARC Technical Publication 10 (July 2003).

13. High Voltage Transmission Line Corridor

- a. No new buildings, or additions to existing buildings, excluding electricity structures) shall be located within the 'no build area' located 12 metres either side of the centreline of a high voltage transmission line;
- b. A further 20 metre buffer corridor shall apply either side of the 'no build area'; and
- c. All new buildings and all additions to existing buildings shall comply with the New Zealand Electrical Code of Practice (NZECP) 34:2001.

Explanation

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a 'no build area' located 12 metres either side of the centre line of a high voltage electricity transmission line. Further, any subdivision or development within a 20 metre corridor either side of the 'no-build area' buffer corridor should be undertaken in accordance with Transpower's Corridor Management Policy and should ensure compliance with the

New Zealand Electrical Code of Practice (NZECP) 34: 2001, which also contains restrictions on the location of structures, earthworks and operation of machinery in relation to lines. Additional guidance is provided by the Transpower document entitled 'Guide For Development Near High Voltage Transmission Lines'.

Assessment Criteria

- The ability to maintain the integrity of the National Grid and public safety;
- The ability of the line owner to retain access to the high voltage transmission line for inspections and maintenance and emergency purposes;
- The extent to which the proposal would constrain the ongoing operational needs of the National Grid;

Advice Note 1

No vegetation should be planted within the transmission corridor that will grow into the growth limit zones specified in the Electricity (Hazard from Trees) Regulations 2003. Such vegetation may interfere with a line and result in an outage or the vegetation becoming live and therefore a health and safety risk. The Electricity (Hazards from Trees) Regulations 2003 provide a process for the line operator to require vegetation within the growth limit zones to be removed or trimmed.

Advice Note 2

Applicants are advised of the importance of consulting with the high voltage electricity transmission line network utility operator when considering planting, earthworks, the construction of new, or additions to existing, buildings within 32 metres either side of the centre line of high voltage electricity transmission lines, and prior to a resource consent or building consent being lodged with Council.

Any such consultation will be confined to the effects of any proposal upon the high voltage electricity transmission lines, and have regard to both the importance of the lines in the wider public interest, and the expectations and aspirations of the respective landowner involved.

6. KARAKA CENTRE ZONE

6.1.1. Explanation

The purpose of the Karaka Centre Zone is to provide for rural activities while encouraging the growth and development of the bloodstock industry, enabling complementary activities to establish in proximity to the Karaka Bloodstock Centre. This is important for the economy of the District and the industry generally. The zone recognises the character and location of the land, particularly with regard to the pattern of development and ready access to the southern motorway. The zone provides a focus for a range of activities to complement the Centre without compromising the integrity of the wider rural area.

Compatible activities associated with the Centre include equestrian activities, temporary accommodation ancillary to the main activities of the Bloodstock Centre, conventions and special events.

Other activities which can be appropriately located in a rural environment are also encouraged, to maximise the potential of the land.

The zone achieves its purpose by establishing that the provisions of the Rural Papakura Zone will apply generally, but that special provisions will apply in respect of a concept plan. The rules which apply to activities proposed in accordance with the concept plan are set out below.

6.2. Issues

1. How to continue to recognise and provide for the Karaka Bloodstock Centre and its role as an important economic resource to the District.

6.3. Objectives

1. To recognise the Karaka Bloodstock Centre as a facility of national importance and of major economic value to the District.
2. To provide for the orderly and coherent development of the Centre as a venue for bloodstock and other livestock sales and related activities.
3. To enable the growth and development of the bloodstock breeding industry, both within the District and nationally.
4. To recognise the locational advantages of the land surrounding the Karaka Bloodstock Centre and its ability to accommodate activities complementary to the Centre.

6.4. Policies

1. By discouraging the establishment of industrial activities within the zone for which provision has been made elsewhere in the District.
2. By discouraging the establishment of large scale retail activities in this zone.

6.5. Development Standards

Part of the land zoned as Karaka Centre Zone is subject to a concept plan, as depicted in Figure 1. For land within the Concept Plan, refer to Rule 6.6. For land that is outside the Concept Plan, but within the Karaka Centre Zone, the rules applying to the Rural Plains Zone shall apply.

6.6. Concept Plan – Karaka Bloodstock Centre

A Concept Plan for the Centre is shown on the Map attached to this section of the plan. An application for a change to the concept plan may be made at any time and will require resource consent for a discretionary activity.

The particular rules set out below apply to the Karaka Bloodstock Centre. These rules shall be read in conjunction with the Concept Plan.

6.7. Permitted Activities – Karaka Bloodstock Centre

1. Bloodstock sales centre.
2. Stables.
3. Parade rings.
4. Lunging rings.
5. Carparking and horse float parking.
6. Horse training tracks/riding schools.
7. Buildings and uses ancillary to any of the above activities including residential accommodation for staff, temporary accommodation ancillary to the main activities of the Bloodstock Centre offices and catering.
8. The use of the Centre for reception purposes for weddings, product launches, conferences, seminars, promotions and like activities, provided that:
 - (i) These activities shall be limited to 7 days duration for any particular event.
 - (ii) These activities shall not be permanently based in the Centre.
 - (iii) No permanent buildings or other facilities shall be developed for these activities.
9. The use of the Centre for equestrian and other animal related shows and competitions provided that:
 - (i) These activities shall be limited to 10 days duration for any particular event.
 - (ii) These activities shall not be permanently based in the Centre.
 - (iii) No permanent buildings or other facilities shall be developed for these activities.
10. High Voltage Transmission Line Corridor – new buildings, or additions to existing buildings, (excluding electricity structures) that are outside the ‘no-

build area', (i.e.12 metres either side of the centreline of a high voltage transmission line);

New buildings or additions to existing buildings that are outside the 12-metre 'no-build area (i.e. within a further 20 metre buffer corridor either side of the 'no build' area); and that comply with the New Zealand Electrical Code of Practice (NZCEP) 34:2001.

Explanation:

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a 'no build area' located 12 metres either side of the centre line of a high voltage electricity transmission line. Further, any subdivision or development within a 20 metre corridor either side of the 'no-build area' buffer corridor should be undertaken in accordance with Transpower's Corridor Management Policy and ensure compliance with the New Zealand Electrical Code of Practice (NZCEP) 34: 2001, which also contains restrictions on the location of structures, earthworks and operation of machinery in relation to lines. Additional guidance is provided by the Transpower document entitled 'Guide For Development Near High Voltage Transmission Lines'.

Assessment Criteria

- The ability to maintain the integrity of the National Grid and public safety;
- The ability of the line owner to retain access to the high voltage transmission line for inspections and maintenance and emergency purposes;
- The extent to which the proposal would constrain the ongoing operational needs of the National Grid;

Advice Note 1:

No vegetation should be planted within the transmission corridor that will grow into the growth limit zones specified in the Electricity (Hazard from Trees) Regulations 2003. Such vegetation may interfere with a line and result in an outage or the vegetation becoming live and therefore a health and safety risk. The Electricity (Hazards from Trees) Regulations 2003 provide a process for the line operator to require vegetation within the growth limit zones to be removed or trimmed.

Advice Note 2:

Applicants are advised of the importance of consulting with the high voltage electricity transmission line network utility operator when considering planting, earthworks, the construction of new, or additions to existing, buildings within

32 metres either side of the centre line of high voltage electricity transmission lines, and prior to a resource consent or building consent being lodged with Council. Any such consultation will be confined to the effects of any proposal upon the high voltage electricity transmission lines, and have regard to both the importance of the lines in the wider public interest, and the expectations and aspirations of the respective landowner involved.

6.8. Controlled Activities – Karaka Bloodstock Centre

1. Tea rooms, restaurant and licensed premises ancillary to the Bloodstock Centre.
2. Travellers' accommodation, including conference centres, restaurants, recreation facilities, shops and other amenities which are an ancillary part of the travellers' accommodations.

6.9. Discretionary Activities – Karaka Bloodstock Centre

1. Any activity within the area depicted on the Karaka Bloodstock Centre concept plan which is not a permitted activity or a controlled activity.

6.10. Rules Which Apply to the Concept Plan

1. All development shall be generally in accordance with the concept plan.
2. All development shall make adequate provision has been made for services, and in particular, effluent and stormwater disposal.
3. No building consent will be issued unless the Council is satisfied that after consultation by the applicant with Transit New Zealand all roading concerns have been adequately addressed including any widening of the Hingaia Road for the construction of a right turn bay to feed the north bound motorway on-ramp to ensure safe and efficient traffic flow.
4. Any temporary accommodation shall comply with the provisions of the Camping Ground Regulations 1985.
5. Access shall be provided at all times to enable servicing of electricity lines and pylons.
6. All new buildings shall have an appearance and character compatible with existing buildings.
7. Yards shall be provided in accordance with the Concept Plan.
8. The maximum Site Coverage will be in accordance with the Concept Plan.

6.11. Information Requirements

1. The applicant shall provide a landscaping plan with any application for a controlled or discretionary activity in order to assess the aesthetic and visual aspects of any application. This landscape plan shall consider views from the motorway and the impact on the rural environment.

6.12. Assessment Criteria

The following criterion shall be considered for all resource consent applications for the Bloodstock Centre;

1. In considering any application for a controlled activity consent Council shall have particular regard to the visual impact of any buildings and the design of carparking and horse float and accommodation facilities as viewed from the motorway.

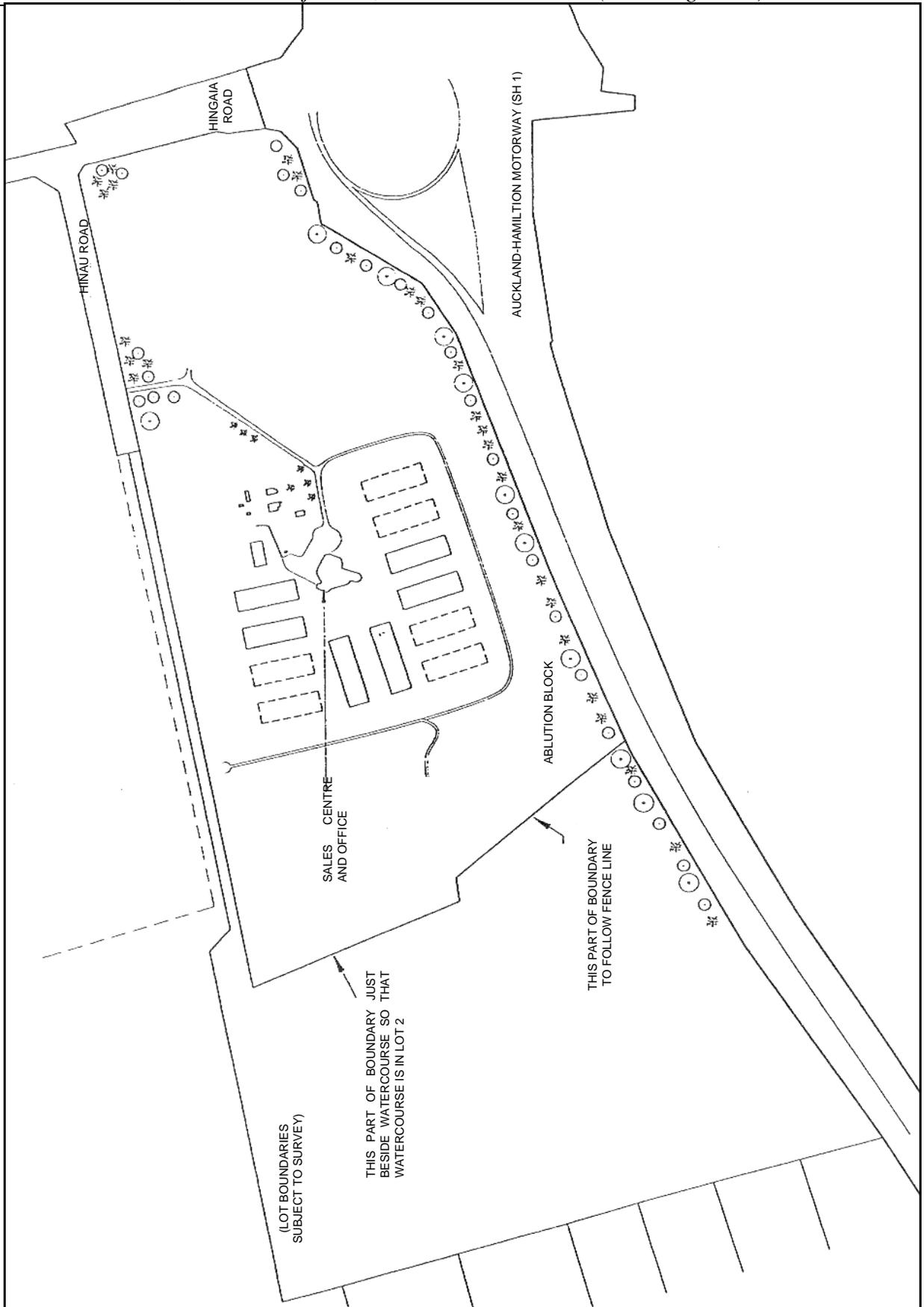


Figure 1: Karaka Bloodstock Centre – Concept Plan

7. RURAL PLAINS ZONE

7.1. Explanation

The Rural Plains Zone applies predominantly to the plains areas of the District which are not contained in the urban parts of the District. A range of uses currently exists in the Rural Plains Zone, including equine, horticultural and some farming uses. The Ardmore Aerodrome is also located in the midst of the northern reaches of the Rural Plains Zone, although it is zoned under the Urban Section of the Plan.

The Rural Plains Zone falls within the Manukau Ecological District, and contains remnant stands of native bush, some of which have been identified as Significant Natural Areas and require protection. A number of watercourses flow through the Rural Plains Zone, most traversing from the foothills of the Hunua Hills Zone to the coast. It is important that the use and development of land within the Rural Plains Zone does not compromise the ecological value of these watercourses.

A range of activities are anticipated to be provided for in the Rural Plains Zone, where it can be demonstrated that the adverse effects of those activities will not result in unacceptable effects on the character, landscape, and ecological values of the zone. However, it is noted that the zone is primarily anticipated to provide for rural activities, and the location of activities more suited to an urban area will be considered carefully to assess their likely impact on the rural character of the zone.

To this end the Rural Plains Zone provides for standards of development which are considered to be appropriate in terms of the requirement to achieve sustainable management of the area, to retain the rural character, and to provide a variety of rural living opportunities. Sites must be capable of being self sufficient in terms of water supply, sewage treatment and stormwater disposal.

7.2. Issues

1. How to maintain the rural character of the Rural Plains Zone.
2. How to provide for an appropriate mix of activities in the Rural Plains Zone that do not compromise its rural character.
3. How to maintain and enhance the ecological features of the Rural Plains Zone.
4. How to reduce and manage potential conflicts between land uses that require a rural location and rural residential 'lifestyle' development.
5. Parts of the Rural Plains Zone are in relatively close proximity to the two largest quarries of the District.

7.3. Objectives

1. To ensure that the subdivision, use and development of land in the Rural Plains Zone does not adversely affect its rural character.
2. To ensure that an appropriate mix of activities are provided for in the Rural Plains Zone.

3. To ensure that the subdivision, use, and development of land in the Rural Plains Zone does not adversely effect, and where possible enhances, the ecological features of the zone.
4. To reduce conflicts between sensitive activities seeking to locate in proximity to existing rural based activities.

7.4. Policies

1. By providing for a density of development that retains the overall relative openness of the Rural Plains Zone.
2. By ensuring that the proposed use, subdivision, and development of land in the Rural Plains Zone does not adversely affect its rural character.
3. By encouraging the protection and where possible the enhancement of ecological features in the Rural Plains Zone.
4. By maintaining provisions that seek to reduce or prevent reverse sensitively conflicts between existing industry and rural based activities located in the Rural Plains Zone and new activities that may be inappropriate in that environment.
5. By retaining vegetation that contributes to the rural character and amenity values of the zone.
6. By ensuring that subdivision and land use does not compromise the safe and efficient operation of existing industry, designated activities and regionally significant infrastructure.

7.5. Activities

7.5.1. Permitted Activities

The following activities are permitted activities within the Rural Plains Zone:

1. Any activity which is listed as a permitted activity in the Rural Plains Zone in Table 1, Section 2, Part 2 of this Plan which complies with the Development Standards for the Rural Plains Zone and the General Rules for the Rural Zones.

7.5.2. Restricted Discretionary Activities (10 Quarry Road, Drury)

The following activities are restricted discretionary activities within the Rural Plains Zone.

1. Any activity which is listed as a Restricted Discretionary Activity in the Rural Plains Zone in Table 1, Section 2, Part 2 of this Plan, which complies with the relevant Development Standards for the Rural Plains Zone.

In assessing an application for a Restricted Discretionary Activity, the matters over which Council restricts its discretion are as follows:

- a. The Design and Appearance of buildings;
- b. Traffic and Car-Parking

- c. Wastewater and Stormwater:
- d. Site Access:
- e. Noise; and
- f. Lighting.

Restricted Discretionary Assessment Criteria

- a. Whether the design and appearance of buildings associated with the establishment and operation of activities within the zone display a form and utilise materials and finishes that are compatible with the rural context of the site.
- b. Whether the use and development of the site results in adverse traffic and car-parking effects on the surrounding rural environment (including owners and occupiers of adjoining and adjacent land) and the extent to which any such adverse effects will be mitigated;
- c. Whether the site can be adequately served by either onsite wastewater and stormwater services or by connection to reticulated services;
- d. Whether Site Access can safely operate without resulting in adverse effects on the surrounding road network and the extent to which any such adverse effects will be mitigated.
- e. Whether the activity can operate without resulting in adverse noise effects on the surrounding rural environment. Consideration shall be had for the high background noise created by the Southern Motorway and any cumulative effects; and
- f. Whether built development (including signage) and activity can operate without resulting in adverse lighting effects on the surrounding rural and roading environments.

7.5.3. Discretionary Activities

The following activities are discretionary activities within the Rural Plains Zone:

- 1. Any activity which is listed as a discretionary activity in the Rural Plains in Table 1, Section 2, Part 2 of this Plan.
- 2. Any activity which does not comply with one or more of the Development Standards for the Rural Plains Zone.

In assessing an application for an activity which does not comply with one or more of the Development Standards for the Rural Plains Zone, Council will have regard to the intent of the Development Standard(s) with which the activity does not comply, as well as any specific assessment criteria listed for that development standard in Rule 7.6 below. However, it is important to note that these assessment criteria do not limit the matters that Council may consider when assessing applications for discretionary activities.

7.6. Development Standards

The following development standards apply to all activities within the Rural Plains zone.

Note: Rules relating to the damage, removal or modification of vegetation within the Rural Plains Zone are set out in Section 2, Part 3, Rule 8 – Trees and Vegetation.

1. Maximum Height

- a. No part of any building shall exceed a height of 10 metres above ground level, provided that at all times height restrictions for airport approaches are met.
- b. No part of any building, structure or tree shall exceed the height limits which are implicit in Planning Map “*Auckland Gliding Club Approach Surface Height Restriction*”. This map illustrates the approach surface gradient on each end of the runway and the height of the origin of the surface. From this the permitted building height at any point on the approach surface can be calculated.
- c. No part of any building, structure or tree shall exceed the height limits illustrated in Planning Map “*Ardmore Airport Height Surfaces*” and in Appendix A of Section 2, Part 2 of this Plan.

Explanation – Maximum Height

Restricting the maximum height to which buildings can be built seeks to ensure that buildings do not become a dominant feature in the zone in which they are located and are consistent with the character of the surrounding environment. Excessive building height can also have an adverse effect on adjoining properties in terms of loss of light and visual dominance.

The height of buildings, structures and trees within the flight paths to the Ardmore Aerodrome and the Auckland Gliding Club must be managed so as to ensure that air traffic can use the approach paths to the runways of these two facilities in a safe and efficient manner.

Assessment Criteria – Maximum Height

In considering an application for an activity which does not comply with Rule 7.6.1, Council will have regard to the following matters:

- a. The extent to which the proposed building will give rise to adverse shadowing effects on any adjoining sites.
- b. The extent to which the proposed building will give rise to adverse effects in terms of visual dominance.
- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building with the maximum height limit.
- d. Whether the nature or ultimate use of the proposed building necessitates a non-compliance with the maximum height limit.
- e. Whether the exceedance of the maximum height limit compromises the safe and efficient operation of the Ardmore Aerodrome or Auckland Gliding Club.
- f. Any mitigating measures that the applicant has proposed.

2. Height in Relation to Boundary

- a. Notwithstanding Rule 7.6.1(a), no part of any building shall project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2).

- b. No tree planted for Forestry purposes shall be permitted to project above a 45° recession plane measured from any point 3 metres above the ground level along any boundary of the site. (Refer Figure 2).

Explanation – Building in Relation to Boundary

The height in relation to boundary control seeks to ensure that buildings and trees do not result in an unacceptable level of shadowing and dominance on the owners and occupiers of adjoining sites by the reduction of daylight and sunlight access.

Assessment Criteria – Height in Relation to Boundary

In considering an application for an activity which does not comply with Rule 7.6.2, Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) or tree(s) will result in adverse shadowing effects and loss of sunlight on adjacent sites, having particular regard to dwellings or outdoor living areas.
- b. The extent and degree to which the proposed building(s) or tree(s) will reduce neighbouring sites ability to use sunlight as a renewable energy source through solar receptacles.
- c. The extent to which special site characteristics contribute to the non-compliance of the proposed building(s) or tree(s) with the height in relation to boundary control.

3. Maximum Lot Coverage

- a. The maximum area of a site that may be covered by buildings in the Rural Plains Zone shall be 750m², except that at 10 Quarry Road, Drury the maximum lot coverage shall be 30% of the gross site area.

Explanation – Lot Coverage

The lot coverage control seeks to ensure that buildings do not dominate the landscape and are of an appropriate scale for the zone in which they are located. The rule has an interrelationship with the maximum impermeable surface rule given that buildings contribute to the total area of impermeable surface on a site.

Assessment Criteria – Lot Coverage

In considering an application for an activity which does not comply with Rule 7.6.3(a), Council will have regard to the following matters:

- a. The extent and degree to which the proposed building(s) do not comply with the lot coverage control.
- b. The extent to which the proposed building(s) will result in adverse effects in terms of visual dominance on the surrounding area, having particular regard to the existing amenity values of the surrounding area.
- c. Whether the nature or ultimate use of the proposed building(s) necessitates an exceedance of the maximum lot coverage control.
- d. Any mitigating measures proposed by the applicant.

4. Maximum Impermeable Surface

- a. The maximum area of a site that may be covered by impermeable surfaces in the Rural Plains Zone shall be 1000m², except that at 10 Quarry Road, Drury the maximum impermeable surface coverage shall be 40% of the gross site area.

Explanation – Maximum Impermeable Surface

The intent of the maximum impermeable surface control is to minimise the adverse effects which can result from stormwater runoff from increased impermeable surfaces such as buildings, access and parking areas.

Assessment Criteria – Maximum Impermeable Surface

In considering an application for an activity which does not comply with Rule 7.6.4(a), Council will have regard to the following matters:

- a. The source(s) of stormwater on the site and the extent to which stormwater may become contaminated or contain materials which will have an adverse effect on the receiving environment.
- b. The extent to which stormwater generated from impermeable surfaces on the subject site will be treated prior to discharge.
- c. The extent to which the discharge of stormwater will adversely affect the receiving environment, and the extent to which any adverse effects will be avoided, remedied, or mitigated.
- d. The extent to which the discharge of stormwater is likely to result in the reduction of the stability of land, or erosion.
- e. Whether the proposed stormwater management measures comply with the provisions stipulated in the relevant Catchment Management Plan and/or appropriate stormwater management tools relevant to the site.

Note:

Rules within the Proposed Auckland Regional Air Land and Water Plan relate to the discharge of stormwater from sites and should be referenced to check whether any consents under the provisions of that plan are required.

5. Yards

- a. Coastal Protection Yard
 - i. No buildings shall be erected at a distance of less than 40 metres inland from MHWS.
- b. Stream Protection Yard
 - i. No buildings shall be erected at a distance of less than 30 metres inland from the edge of the bed of a river or stream.
- c. Front Yard
 - i. No buildings shall be erected at a distance of less than 10 metres from the road boundary of the site.
- d. All other Site Boundaries
 - i. No buildings shall be erected at a distance of less than 10 metres from any boundary of a site.

- e. Yards at 10 Quarry Road, Drury
 - i. No buildings shall be erected at a distance less than 5m from the motorway boundary of the site and 10m from any other road boundary.

Explanation - Yards

Yard rules seek to manage the adverse effects that can arise from the construction of buildings in close proximity to sensitive ecological features, neighbouring properties, or transport routes which may give rise to adverse effects on the occupants of the proposed buildings. Provision of adequate yard setbacks from streams and watercourses is also important to avoid the adverse effects of natural hazards on buildings and property.

Yard setback requirements also work in conjunction with the building coverage and height in relation to boundary requirements to ensure that buildings do not become visually obtrusive or dominant.

Assessment Criteria – Yards

In considering an application for an activity which does not comply with Rule 7.6.5, Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with the Yard requirements impractical.
- b. Whether the nature or ultimate use of the proposed building necessitates the proposed location.
- c. Whether, in the case of a proposed building that does not comply with Rule 7.6.5(c) and the road in question is a State Highway or road listed in Section 2, Part 3, Rule 12.2 of this Plan, or a Strategic Freight Network Road identified on District Plan Maps the proposed building will be adequately insulated against noise generated by the State Highway or arterial road or a Strategic Freight Network Road.
- d. Whether, in the case of proposed building(s) that do not comply with Rule 7.6.5(a) and/or (b), the proposed building will be at risk from natural hazards such as flooding or rising sea levels.
- e. Whether, in the case of proposed building(s) that do not comply with Rule 7.6.5(a) and/or (b), the proposed building(s) will compromise the taking of any esplanade reserve or strip in the future.
- f. The reasons why the proposed building(s) are to be located in a manner which does not comply with Rule 7.6.5 and the extent to which alternative locations have been considered.

6. Separation Distance between Buildings on Adjoining Sites

- a. No dwelling shall be constructed any closer than 25 metres from any boundary of a site: and
- b. No building(s) housing in excess of 10 animals shall be located closer than 100 metres to any existing building used for residential purposes on an adjoining site.

Explanation – Separation Distances

The requirement for buildings to be set a certain distance from buildings on neighbouring sites seeks to ensure that adverse effects on privacy and the character of the zone in which the building is located are avoided, remedied or mitigated. The location of buildings housing animals in large numbers can have adverse effects on neighbouring residential dwellings and can include noise and odour effects. For this reason, a minimum setback distance between buildings housing animals and existing residential buildings is required.

Assessment Criteria – Separation Distances

In considering an application for an activity which does not comply with Rule 7.6.6, Council will have regard to the following matters:

- a. Whether there are special site characteristics which make compliance with Rule 7.6.6 requirements impractical.
- b. Whether the proposed use of the proposed building(s) will generate adverse effects on the activity or activities undertaken in the building(s) on the adjoining site as a result of not meeting the requirements of Rule 7.6.6.
- c. Whether the proximity of the proposed building(s) to building(s) on the adjacent site(s) will result in adverse effects on the amenity values of the surrounding area.
- d. Any mitigating measures proposed by the applicant.

7. Noise

- a. Any activity is a permitted activity if:
 - i. Noise generated on any site within the Rural Plains Zone, as measured at or within the boundary of any other site, does not exceed:

	L_{Aeq}(15min*)	L_{AFmax}
Monday – Sunday 0700 - 2000	50 dB	-
Monday – Sunday 2000 - 0700	45 dB	75 dB
* 15 minutes is the Reference Time Interval in accordance with NZS6802:2008		

- ii. The noise is generated by farming operations of a limited duration (meaning an activity where the noise limit would not be exceeded for more than 7 days) required for agricultural, horticultural or forestry production including agricultural and horticultural vehicles and equipment; aircraft used for agricultural and horticultural purposes; and portable equipment, (excluding portable sawmills, frost protection fans and audible bird scaring devices).
- b. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 Measurement of Sound and NZS 6802:2008 Assessment of Environmental Sound.

- c. Where a noise source is within the scope of one of the following standards, the above noise limits shall not apply and the noise sources shall be assessed in accordance with the relevant standard:
 - v. NZS 6803:1999 Acoustics – Construction Noise
 - vi. NZS 6805:1992 Airport noise management and land use planning
 - vii. NZS 6807:1994 Noise management and land use planning for helicopter landing areas
 - viii. NZS 6808:1998 Acoustics – The assessment and measurement of sound from wind turbine generators

Explanation

There is a range of activities which generate noise within the rural area, and a noise standard is set to ensure that the adverse effects of noise on the rural environment are minimised. It is further noted that the rural lifestyle implies some acceptance of the necessity of noise which is associated with productive rural activities.

Assessment Criteria – Noise

Activities that do not meet the noise standards set out above will be assessed against the following criteria.

- 1. The extent to which the proposed activity will generate adverse noise effects beyond the boundary of the site, having particular regard to the following matters:
 - a. The extent to which the proposed activity meets the noise standards for the relevant zone;
 - b. The proximity of any sensitive receptors to the proposed development;
 - c. The extent to which mitigating measures have been considered, such as:
 - i. Increasing the distance between the noise generator and sensitive receptors.
 - ii. Providing barriers that reduce the line of sight between the noise generator and the noise receptor.
 - iii. Screening the noise generator.

8. Micro Electricity Generation Technologies

- a. The installation or construction of any micro electricity generation technologies shall comply with the following standards:
 - i. The equipment shall comply with the relevant development standards for the Rural Plains Zone such as height and height in relation to boundary
 - ii. Roof mounted wind turbines shall comply with the following:
 - 1. The turbine shall have a maximum blade diameter of 2m; and
 - 2. The noise generated by the turbine shall not exceed the noise limits for the Rural Plains Zone.

Explanation – Micro Electricity Generation Technologies

Whilst providing for alternative energy supplies within the Rural Zones of the District, micro electricity generation technologies have the potential to generate adverse noise effects, as well as visual effects.

9. Wastewater

- a. Any activity that establishes in the Rural Plains Zone on a site which is not reticulated for wastewater disposal shall make adequate provision for the collection, treatment and disposal of wastewater in accordance with the requirements of the ARC Technical Publication 58.

Explanation

The treatment and appropriate disposal of sewage in accordance with recognised standards is an important factor in managing the water quality of water bodies within the district, as well as the health and well-being of the public and eco-systems.

10. Stormwater

- a. Any activity that establishes in the Rural Plains Zone on a site which is not reticulated for stormwater disposal shall make adequate provision for the disposal of stormwater in accordance with the requirements of ARC Technical Publication 10 (July 2003).

11. High Voltage Transmission Line Corridor

- a. No new buildings, or additions to existing buildings,(excluding electricity structures)shall be located within the ‘no build area’ located 12 metres either side of the centreline of a high voltage transmission line;
- b. A further 20 metre buffer corridor shall apply either side of the ‘no build area’; and
- c. All new buildings and all additions to existing buildings shall comply with the New Zealand Electrical Code of Practice (NZECP) 34:2001.

Explanation

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a ‘no build area’ located 12 metres either side of the centre line of a high voltage electricity transmission line. Further, any subdivision or development within a 20 metre corridor either side of the ‘no-build area’ buffer corridor should be undertaken in accordance with Transpower's Corridor Management Policy and should ensure compliance with the New Zealand Electrical Code of Practice (NZECP) 34: 2001, which also contains

restrictions on the location of structures, earthworks and operation of machinery in relation to lines. Additional guidance is provided by the Transpower document entitled 'Guide For Development Near High Voltage Transmission Lines'.

Assessment Criteria

- The ability to maintain the integrity of the National Grid and public safety;
- The ability of the line owner to retain access to the high voltage transmission line for inspections and maintenance and emergency purposes;
- The extent to which the proposal would constrain the ongoing operational needs of the National Grid;

Advice Note 1

No vegetation should be planted within the transmission corridor that will grow into the growth limit zones specified in the Electricity (Hazard from Trees) Regulations 2003. Such vegetation may interfere with a line and result in an outage or the vegetation becoming live and therefore a health and safety risk. The Electricity (Hazards from Trees) Regulations 2003 provide a process for the line operator to require vegetation within the growth limit zones to be removed or trimmed.

Advice Note 2

Applicants are advised of the importance of consulting with the high voltage electricity transmission line network utility operator when considering planting, earthworks, the construction of new, or additions to existing, buildings within 32 metres either side of the centre line of high voltage electricity transmission lines, and prior to a resource consent or building consent being lodged with Council.

Any such consultation will be confined to the effects of any proposal upon the high voltage electricity transmission lines, and have regard to both the importance of the lines in the wider public interest, and the expectations and aspirations of the respective landowner involved.

12. Lighting at 10 Quarry Road, Drury

- a. All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that the direct luminance from the lighting installation shall not exceed:
 - 1. 10 Lux (lumens per square metre) at or within the notional boundary of any dwelling between the hours of 10pm and 8am:
 - 2. 20 Lux (lumens per square metre) at or within the notional boundary of any dwelling at all other times when exterior lighting is required.

Note: The notional boundary is 20m from the closest point of a dwelling or at the property boundary whichever is the shorter distance.

13. Landscape Amenity Yards at 10 Quarry Road, Drury

- a. Any activity shall provide the following minimum landscaping:
 - 1 All of that part of the site between the road boundary (excluding Great South Road) and a parallel line 3m therefrom which is not

occupied by buildings or used for access shall be densely planted in shrubs and trees growing to at least 1m in height:

- 2 Not less than 60% of that part of the site between Great South Road boundary and a parallel line 2m therefrom shall be landscaped.

8. RURAL RESERVE ZONE

8.1. Explanation

There are two reserve zonings within the Papakura District – Urban Reserves and Rural Reserves. Provisions relating to Urban Reserves are set out in Part 3 of the District Plan. This part of the District Plan sets out the provisions for reserves and areas of community use within the rural areas of the District.

The open space that is located within the rural areas of Papakura comprises mostly of scenic reserves, community halls, sports fields and esplanade reserves. The Council recognises that these are significant community assets with important recreational, amenity and ecological values. The Council will focus on improving connectivity, maintaining and enhancing ecological values and continuing to provide for recreational opportunities throughout these parts of the District.

Reserve areas in the District range in size from small neighbourhood reserves to larger, district-wide reserves. Included in this category are esplanade reserves. Overall, the reserve areas cater for a wide range of uses ranging from local amenity and passive recreation to large scale reserves often containing significant sporting and recreational facilities. There are also a number of reserve areas, such as Kirk's Bush, which are valued for their visual, natural and scenic qualities.

The Pukekiwiriki Pa site on Red Hill has special significance to tangata whenua. This area will be preserved for its historic qualities and development will be permitted only where appropriate consultation has taken place with tangata whenua and the Historic Places Trust and where the development will enhance the public's use and enjoyment of the reserve.

Land zoned Rural Reserve also includes areas that are administered by the Department of Conservation (DOC). As with the Council's own landholding, public land administered by DOC recognises the important recreational, amenity and ecological values that the land provides within the District and the conservation role that DOC undertakes. This zoning enables DOC to carry out its core conservation functions.

Buildings or structures erected on reserves will be of modest size only, appropriate to the proposed activity. All reserves will be maintained in a natural state and structures permitted only where these will enhance the public's use and enjoyment of them.

In addition to the provisions of this Plan, the use, development and protection of areas of reserve land is subject to the provisions of the Reserves Act 1977. By way of reserves management plans prepared in terms of that Act, the specific management of activities in these parts of the District will be secured.

Further reserves will be added to the present stock through contributions or acquisition at the time of subdivision, or by way of acquisition by the Council of such land deemed suitable for the changing needs of the community.

There are two areas of land within the District that are zoned for community services. These are both located in the urban areas of the District.

8.2. Issues

1. The need to provide adequate space for active and passive recreation and community uses within reasonable distance from the population.
2. The need to maximise the opportunities for recreation and community uses where this does not compromise the quality or amenity of either the reserve land or that of the adjoining activity areas.
3. The provision and protection of appropriate reserves, including scenic or historic reserves, as areas of passive amenity in the District.
4. The need to provide for a wide range of recreational opportunities within each area of reserve land.
5. The need to provide land for the establishment of facilities by public and community organisations and clubs and to provide sites for particular commercial facilities to serve the needs of residents in the area.

8.3. Objective

1. To facilitate the use and enjoyment of reserve areas in the rural parts of the District for recreation and connectivity while protecting their visual amenity and ecological values.

8.4. Policies

1. By providing for recreational activities and increased connectivity in the rural recreation zoned land.
2. By avoiding adverse effects on the visual amenity and ecological values of land in rural areas zoned for recreation purposes.
3. By providing for the creation of strategic walking, cycling and bridle paths throughout the rural parts of the District to improve connectivity.

8.5. Activities

8.5.1. Permitted Activities

Subject to the provisions of the Reserves Act 1977, the following activities are permitted activities within the Rural Reserve Zone:

1. Any activity listed below which complies with the development standards specified in Rule 8.6.
 - a. Artworks, sculptures and monuments
 - b. Boat launching ramps and jetties
 - c. Carparking areas
 - d. Playgrounds
 - e. Park furniture (including rubbish bins, picnic facilities, lighting, signs and seating)
 - f. Organised sport and recreation and associated fields and grounds

- g. Observation areas and platforms
 - h. Toilets and changing facilities
 - i. Walking, cycling, running, or bridle paths
2. On land which has been vested or gazetted reserve pursuant to the Reserves Act 1977, any activity listed in Rule 8.5.1.1 that complies with all of the development standards specified in Rule 8.6 shall be a permitted activity, irrespective of the zone shown on the planning maps.

8.5.2. Discretionary Activities

Subject to the provisions of the Reserves Act 1977, the following activities are discretionary activities within the Rural Reserve Zone.

- 1. Any activity in the Rural Reserve Zone not provided for under Rule 8.5.1 which is not a prohibited activity under Rule 8.5.3.
- 2. Any activity that does not meet the development standards specified in Rule 8.6.

8.5.3 Prohibited Activities

The following activities are prohibited activities in the Rural Reserve Zone:

- 1. Industrial activities.
- 2. Quarrying.

8.6. Development Standards

1. Buildings

- a. Where any building is proposed in the Rural Reserve Zone, it must be in accordance with the following:
 - i. Either the building must be in accordance with an approved Reserve Management Plan; or
 - ii. The proposed building shall have a maximum gross floor area of 50m²; or
 - iii. Where alterations or extensions to existing buildings are proposed, the proposed alterations or extensions shall not increase the gross floor area (as existed at the date of notification of this plan) of the building by more than 40%.
- b. The maximum height of any building in the Rural Reserve Zone shall be 10m. Note: This rule does not apply to goal posts and floodlighting.
- c. No part of any building shall project above a 45° recession plane measured from any point 3m above the ground level along any boundary of the site.
- d. No building shall be constructed closer than 10m to any site boundary.

2. Yards

- a. The following rules shall apply to all buildings in the Rural Reserve Zone.
- b. Coastal Protection Yard

- i. No buildings (except boat ramps or jetties) shall be erected at a distance of less than 40 metres inland from MHWS.
- c. Stream Protection Yard
 - i. No buildings (except boat ramps or jetties) shall be erected at a distance of less than 30 metres inland from the edge of the bed of a river or stream.
- d. All other Site Boundaries
 - i. No buildings shall be erected at a distance of less than 10 metres from any boundary of a site.

3. Noise

- a. Any activity is a permitted activity if:
 - i. Noise generated on any site within the Rural Reserve Zone, as measured at or within the boundary of any other site, does not exceed:

	$L_{Aeq}(15 \text{ min}^*)$	L_{AFmax}
Monday – Sunday 0900 - 2200	50 dB	-
Monday – Sunday 2200 - 0900	40 dB	75 dB
* 15 minutes is the Reference Time interval in accordance with NZS6802:2008		

- b. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and NZS 6802:2008 Acoustics - Assessment of Environmental Noise.
- c. Where a noise source is within the scope of one of the following standards, the above noise limits shall not apply and the noise sources shall be assessed in accordance with the relevant standard:
 - i. NZS 6803:1999 Acoustics – Construction Noise
 - ii. NZS 6805:1992 Airport noise management and land use planning
 - iii. NZS 6807:1994 Noise management and land use planning for helicopter landing areas
 - iv. NZS 6808:1998 Acoustics – The assessment and measurement of sound from wind turbine generators

4. Glare

- a. All exterior lighting must be designed, located and at all times directed, screened, adjusted and maintained to ensure that the direct luminance from any lighting installation shall not exceed:
 - i. 10 lux (lumens per square metre) at or within the notional boundary of any dwelling between the hours of 10:00pm and 8:00am;

- ii. 20 lux (lumens per square metre) at or within the notional boundary of any dwelling at all other times when exterior lighting is required.

Note: the notional boundary is 20 metres from the closest point of a dwelling or at the site boundary, whichever is the shortest distance.

5. High Voltage Transmission Line Corridor

- a. No new buildings, or additions to existing buildings, (excluding electricity structures) shall be located within the 'no build area' located 12 metres either side of the centreline of a high voltage transmission line;
- b. A further 20 metre buffer corridor shall apply either side of the 'no build area'; and
- c. All new buildings and all additions to existing buildings shall comply with the New Zealand Electrical Code of Practice (NZECP) 34:2001.

Explanation

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a 'no build area' located 12 metres either side of the centre line of a high voltage electricity transmission line. Further, any subdivision or development within a 20 metre corridor either side of the 'no-build area' buffer corridor should be undertaken in accordance with Transpower's Corridor Management Policy and should ensure compliance with the New Zealand Electrical Code of Practice (NZECP) 34: 2001, which also contains restrictions on the location of structures, earthworks and operation of machinery in relation to lines. Additional guidance is provided by the Transpower document entitled 'Guide For Development Near High Voltage Transmission Lines'.

Assessment Criteria

- The ability to maintain the integrity of the National Grid and public safety;
- The ability of the line owner to retain access to the high voltage transmission line for inspections and maintenance and emergency purposes;
- The extent to which the proposal would constrain the ongoing operational needs of the National Grid;

Advice Note 1

No vegetation should be planted within the transmission corridor that will grow into the growth limit zones specified in the Electricity (Hazard from Trees) Regulations 2003. Such vegetation may interfere with a line and result in an outage or the vegetation becoming live and therefore a health and safety risk. The Electricity

(Hazards from Trees) Regulations 2003 provide a process for the line operator to require vegetation within the growth limit zones to be removed or trimmed.

Advice Note 2

Applicants are advised of the importance of consulting with the high voltage electricity transmission line network utility operator when considering planting, earthworks, the construction of new, or additions to existing, buildings within 32 metres either side of the centre line of high voltage electricity transmission lines, and prior to a resource consent or building consent being lodged with Council.

Any such consultation will be confined to the effects of any proposal upon the high voltage electricity transmission lines, and have regard to both the importance of the lines in the wider public interest, and the expectations and aspirations of the respective landowner involved.

Table 2 – Development Standards

	Countryside Living Zone	Hunua Hills Zone	Hingaia Education Zone	Karaka Centre Zone	Rural Plains Zone	Future Urban Zone	Rural Reserve Zone
Maximum height <i>(Note that additional height restrictions may apply to sites in the vicinity of the Ardmore Aerodrome and the Auckland Gliding Club)</i>	10m	8m	Refer Concept Plan	10m	10m	10m	10m
Height in relation to boundary	3m + 45°	3m + 45°	3m + 45°	3m + 45°	3m + 45°	3m + 45°	3m + 45°
Maximum building coverage	500m ²	400m ²	Refer Rule 4.7.4a	750m ²	750m ²	750m ²	Refer Rule 8.6
Maximum impermeable surface	800m ²	600m ²	30%	1000m ²	1000m ²	1000m ²	N/A
Coastal Protection Yard	N/A	N/A	20m from MHWS	N/A	40m from MHWS	40m from MHWS	40m from MHWS
Stream Protection Yard	30m from bed of river or stream	30m from bed of river or stream	N/A	N/A	30m from bed of river or stream	30m from bed of river or stream	30m from bed of river or stream
Front Yard	10m	10m ¹		10m ¹	10m ¹	10m ¹	10m
Yards to all other boundaries	10m	10m		10m	10m	10m	10m
Required separation distance between dwellings and site boundaries	25m	25m	N/A	25m	25m	25m	N/A
Required separation distance between buildings that house more than 10 animals and buildings on adjoining sites	100m	100m	N/A	100m	100m	100m	N/A

¹ Where the road boundary of a site is within 20m of the bank of a river or stream, or within 40m of MHWS, the Coastal/Stream protection yard shall apply.

Figure 2 - Height in Relation to Boundary Control

