

PART 6F

PARTICULAR ASSESSMENT CRITERIA, STANDARDS AND TERMS FOR LISTED DISCRETIONARY ACTIVITIES





**PART 6F - PARTICULAR ASSESSMENT CRITERIA, STANDARDS AND
TERMS FOR LISTED DISCRETIONARY ACTIVITIES**

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PART 6F - PARTICULAR ASSESSMENT CRITERIA FOR LISTED DISCRETIONARY ACTIVITIES

6F.1.0 INTRODUCTION

The criteria, standards and terms specified for any particular discretionary activity as listed below shall be considered in addition to the criteria specified in Part 6E.

Where any standard or term listed below is different to that specified in Part 6C the standard or term listed below shall apply.

6F.1.1 LISTED DISCRETIONARY ACTIVITIES

6F.1.1.1 Camping Facilities

- A. Access to the camping facility for motor vehicles shall be formed before the use commences. Such access shall be provided in such a manner as will avoid the creation of traffic hazard.
- B. There must be the ability to provide sufficient carparking so that no detrimental impact on use of adjoining roads occurs and so that visual amenity is maintained.
- C. All camp sites and buildings shall be landscaped to the satisfaction of Council so that the visual character of the locality is not compromised by the activity.
- D. All boundaries of the camping facility shall be landscaped to the satisfaction of Council.
- E. Signs shall be limited to one sign at the road boundary conforming to the provisions of all relevant by-laws.

6F.1.1.2 Commercial Airstrips

Commercial airstrips shall comply with the following requirements:

- A.
 - (a) During the first year following upon the grant of any consent the Council may require a referee (who shall be an Acoustics Engineer) retained by the operator of the facility and approved by the Council to undertake a

quarterly audit with a view to determining whether the facility has been operated in accordance with the prescribed noise conditions.

Thereafter, the Council may require audits to be undertaken at annual intervals at a time to be determined by the Council. The Council shall have the right to call for additional audits in the event of it having reason to believe that there has either been a significant change in some factor upon which noise conditions have been based or that the facility has being operated in contravention of those conditions.

- (b) Commercial Airstrips within Land Unit 3 are only permitted on the Okiwi airfield. If the frequency of use of the airstrip increases beyond 1000 movements per annum the noise standards in Table One shall be met;
- (c) Commercial airstrips within Land Unit 20 are only permitted on Lot 2, DP 95735 part Allotment 38, Parish of Waiheke (Onetangi). If the frequency of use of the airstrip increases beyond 2200 movements per annum the noise standards in Table One shall be met. In addition the number of aircraft movements on any one day shall not exceed 10.

TABLE ONE

Noise levels to be met at adjacent notional* boundaries.

LAND UNIT AFFECTED	SEL dB(A)	Ldn dB(A)
all units except 13, 15, and 16	85	40
13, 15 and 16	90	50

- The notional boundary is defined as a line 20 metres from the facade of any dwelling (on an adjacent lot), or the legal boundary where this is closer to the dwelling.
- The Ldn values shall be calculated based on a daily average to be determined over any seven day period.
- (d) The effects of noise from other commercial airstrips will be assessed in accordance with



NZS 6805 : 1992 - Airport Noise Management and Land Use Planning.

B. GENERAL CONDITIONS

- (a) Flight movements shall only occur between morning civil twilight and evening civil twilight as defined by the Civil Aviation Authority of New Zealand.
- (b) With the exception of top dressing activities not more than 60 movements per annum shall take place between 7:00am and 9:00am on Sundays on any landing area.
- (c) No dwelling or residential land unit shall be flown over at height of less than 1000ft except when undertaking landing or taking off manoeuvres from approved landing areas.
- (d) Helicopters shall not hover in one spot for longer than 30 seconds whilst at less than 1000ft (in the approach to any landing area unless for reasons of safety).
- (e) No ground running of aircraft engines shall be carried out, unless for reasons of safety prior to take-off.
- (f) The Council may require the operator or owner of the airstrip to keep an accurate log of all aircraft movements. The log shall be so kept as to ensure that it records the time of every movement and the type of aircraft undertaking that movement. This log is to be open for inspection by Council officers.

(g) Flight records

Every operator of every aircraft using any landing area shall keep the following flight records in a suitable log book :

- the date
- the aircraft operator's name
- the aircraft's registration (if registered)
- the name of every departure airfield
- the pilot's name
- the total flight time

Flight records of private operations for agricultural or farming operations shall include the name of aerodromes or airstrips used and the number of loads carried. Aerial work operations shall also record the customers name and the time at which duty commenced and ended and total duty and flight times.

The flight record shall be retained by the aircraft operator for a period of not less than 6 months after the date of the record.

These records shall be available to inspection by a Council officer on request.

- (h) Noise should be measured and assessed in accordance with NZS 6801:1991- Measurement of Sound and NZS 6805:1992- Airport Noise Management and Land Use Planning.
- (i) The use of any airstrip by rescue or emergency aircraft shall not be included in any estimation of flight movements, flight times, or noise calculations.
- (j) Without limiting the scope of section 88(2)(b) and the Fourth Schedule of the Act, the matters to be assessed shall also include;
 - (a) hazard from aircraft movements
 - (b) noise (from airstrip related activities)
 - (c) ground access and traffic
 - (d) intrusion into the visual environment
 - (e) effect on amenity values in the surrounding area
 - (f) effects of development on natural and physical resources

(k) Interpretation

dB(A) means the A-weighted sound pressure level (dB re 2 x 10⁻⁵ N/M²)

Leq means the equivalent continuous A-weighted sound pressure level as defined by NZS 6801:1991 - Measurement of Sound.

Ldn means the day/night noise level which is calculated from the 24 hour Leq with a 10 dB(A) penalty applied to the night time (2200 to 700 hours) Leq.

Lmax means the maximum A weighted sound pressure level as defined by NZS 6801:1991 - Measurement of Sound.

Movement means an arrival or a departure of an aircraft, whether rotary or fixed wing; provided however that any night time movement undertaken by a craft engaged on a rescue or an emergency mission shall not be taken into account for the purpose of assessing compliance

SEL means the sound level of one second duration which has the same amount of energy as the actual noise event measures.



6F.1.1.3 Commercial Firewood Harvesting

- A. The Council will only permit the clearance of kanuka and manuka for the purposes of commercial firewood harvesting.
- B. Any application must be accompanied by a management plan prepared to the satisfaction of the Council and containing the following information:
 - (a) A plan of the property subject to the application indicating the area to be harvested.
 - (b) An assessment of the impact of the proposal on natural habitats and ecological values of the locality and how they will be managed for protection.
 - (c) Details of the time period over which harvesting shall take place.
 - (d) Details of likely methods of harvesting, milling and removal of timber to be used, including details of machinery to be used.
 - (e) Details of an appropriate rehabilitation programme for any area cleared including either a revegetation programme or the planting of appropriate timber species to secure sustainable use and management.
 - (f) An evaluation of the contribution made by the kanuka and manuka to the ecology and natural landscape of the locality.
 - (g) The likely impact of the removal of the trees on wildlife habitats including impact on adjacent areas of native vegetation.
 - (h) The likely impact of any clearance of trees on natural landforms in terms of potential for subsidence or erosion.
 - (i) The likely impact of any clearance of trees or other activities on adjacent natural watercourses, wetlands, estuaries or coastal waters.
 - (j) The location of any significant natural features associated with the area and proposed methods to ensure they are protected.
 - (k) The extent and impact of any previous harvesting activities on the site subject of the application.
 - (l) The location and extent of any archaeological, cultural or historic features within any site subject of an application.

6F.1.1.4 Community And/Or Educational Facilities

- A. Separation distance from any adjacent lot must be a minimum of 15 metres for community facility buildings and 8 metres for education facility buildings.
- B. A minimum land area of 20m² for every person shall be provided for unless otherwise specified in the specific rules for the land unit.
- C. Such activities shall be situated on a road with appropriate carrying capacity and entrances and exits must be a satisfactory minimum distance from intersections (generally 20 m).
- D. The maximum number of persons able to be accommodated by any building on the site shall be no more than 400.
- E. There shall be the ability to provide suitable off street parking as follows;
 - (a) For Community Facilities, one park for every 6 persons the building is designed to accommodate on the site the subject of the application.
 - (b) For Education Facilities.
 - (i) Primary/Intermediate - one per employee plus one space for every classroom.
 - (ii) Secondary - one per employee plus one for every 10 pupils aged 16 or over.
 - (iii) Tertiary and other facilities - one per full-time equivalent employee plus one for every full-time equivalent student.
- F. All facilities must be appropriately landscaped to the Council's satisfaction to ensure the amenities of the locality are preserved.
- G. All existing native bush, or other vegetation which contributes to visual amenity shall be retained, except where it is necessary to remove vegetation to create a building platform or playing fields, or where sufficient landscape planting of appropriate species is to be provided to ensure that buildings are integrated with the natural elements of the surrounding landscape.
- H. Any earthworks necessary for the creation of building platforms or access shall be such that they create minimum disturbance to the landform and character of the site.



- I. Development proposals shall ensure that any runoff or stormwater resulting from the establishment of the activity does not lead to siltation, sedimentation or a reduction of water quality in natural watercourses.
- J. The scale, form and exterior colours of proposed buildings shall be such that they are integrated with and complementary to forms in the surrounding natural landscape.

6F.1.1.5 Entertainment Facilities

- A. Where any proposed facility is designed primarily for providing for the consumption of liquor on the premises the following standards shall be met:
 - (a) The hours of operation shall be appropriate to maintaining the amenity and cultural character of the immediate area.
 - (b) Seating shall be provided for at least 75% of the patrons.
 - (c) All associated vehicle parking shall either be contained on the site or permitted on the street only when it does not conflict with other parking needs of the activities in the area.
 - (d) The activity shall be located so that there is no adverse impact on traffic safety including access to the facility.
 - (e) The scale, form and exterior finish of buildings shall be such that they are integrated with and complementary to forms in the surrounding natural and physical landscape.
- B. For all other activities apart from A. above, the following standards shall be met:
 - (a) The hours of operation shall be appropriate to maintaining the amenity and cultural character of the immediate area.
 - (b) All associated vehicle parking shall either be contained on the site or permitted on the street only when it does not conflict with other parking needs of the activities in the area.
 - (c) The activity shall be located so that there is no adverse impact on traffic safety including access to the facility.
 - (d) The development shall be appropriately landscaped to the Council's satisfaction.
 - (e) The scale, form and exterior finish of buildings are such that they are integrated with and complementary to forms in the surrounding natural and physical landscape.

6F.1.1.6 Forestry

- A. Any proposal must include a management plan prepared to the satisfaction of the Council which includes the following information:
 - (a) Location and dimensions of areas proposed for clearance of existing vegetation and/or production planting.
 - (b) Location and extent of any archaeological or historic sites within the areas proposed for clearance and/or planting.
 - (c) Measures to be used to protect any significant areas of native vegetation.
 - (d) Methods to be used to prevent erosion during any clearance, planting or harvesting work.
 - (e) The time period over which any clearance and/or planting will take place.
 - (f) Measures to be used to protect water flow and quality of any bodies of water or wetlands in the vicinity.
 - (g) Methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested
 - (h) Likely methods to be employed in harvesting operations.
 - (i) Anticipated date(s) and time period(s) of harvesting.
 - (j) Estimated volumes of timber produced and intended methods of transport of harvested timber for milling.
 - (k) The likely demands placed on roads and transportation facilities through the transportation of harvested timber.
- B. Any application shall also include:
 - (a) An assessment of the impact of the proposal on natural habitat values of the locality.
 - (b) Details of an appropriate rehabilitation programme for the area to be subject to forestry activities.
 - (c) The location and extent of any archaeological, cultural or historic sites within any allotment subject to an application and how they will be affected by the proposal.
 - (d) A copy of a Sustainable Forest Management Plan required pursuant to Section 67E of the Forests Amendment Act 1993.



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- (e) Details of implementation of the NZ Forest Code of Practice in relation to roading and harvesting

6F.1.1.7 Helipads And Farm Airstrips

Helipads and farm airstrips shall comply with the following requirements;

A.

- (a) The Council may approve the use Helipads and Farm Airstrips provided that the noise from any activity on the helipad or farm airstrip does not exceed the levels specified in Table 2 when measured at the notional boundary of any adjacent site.

TABLE TWO.

LAND UNIT AFFECTED	SEL dB(A)	Ldn dB(A)
all units except 13, 15, and 16	85	40
13, 15 and 16	90	50

*The notional boundary is defined as a line 20 metres from the facade of any dwelling (on an adjacent lot), or the legal boundary where this is closer to the dwelling.

The Ldn values shall be calculated based on a daily average to be determined over any seven day period.

- (b) During the first year following upon the grant of any consent the Council may require a referee (who shall be an Acoustics Engineer) retained by the operator of the facility and approved by the Council to undertake a quarterly audit with a view to determining whether the facility has been operated in accordance with the prescribed noise conditions.

Thereafter, the Council may require audits to be undertaken at annual intervals at a time to be determined by the Council. The Council shall have the right to call for additional audits in the event of it having reason to believe that there has either been a significant change in some factor upon which noise conditions have been based or that the facility has been operated in contravention of those conditions.

B. GENERAL CONDITIONS

- (a) Flight movements shall only occur between morning civil twilight and evening civil twilight as defined by the Civil Aviation Authority of New Zealand.
- (b) With the exception of top dressing activities not more than 60 movements per annum shall take place between 7:00am and 9:00am on Sundays on any landing area.
- (c) No dwelling or residential land unit shall be flown over at height of less than 1000ft except when undertaking landing or taking off manoeuvres from approved landing areas.
- (d) Helicopters shall not hover in one spot for longer than 30 seconds whilst at less than 1000ft (in the approach to any landing area unless for reasons of safety).
- (e) No ground running of aircraft engines shall be carried out, unless for reasons of safety prior to take-off.
- (f) The Council may require the operator or owner of the airstrip to keep an accurate log of all aircraft movements. The log shall be so kept as to ensure that it records the time of every movement and the type of aircraft undertaking that movement. This log is to be open for inspection by Council officers.
- (g) Flight records

Every operator of every aircraft using any landing area shall keep the following flight records in a suitable log book :

- the date
- the aircraft operator's name
- the aircraft's registration (if registered)
- the name of every departure airfield
- the pilot's name
- the total flight time

Flight records of private operations for agricultural or farming operations shall include the name of aerodromes or airstrips used and the number of loads carried. Aerial work operations shall also record the customers name and the time at which duty commenced and ended and total duty and flight times.

The flight record shall be retained by the aircraft operator for a period of not less than 6 months after the date of the record.

These records shall be available to inspection by a Council officer on request.



- (h) Noise should be measured and assessed in accordance with NZS 6801:1991- Measurement of Sound and NZS 6805:1992- Airport Noise Management and Land Use Planning.
- (i) The use of any airstrip by rescue or emergency aircraft shall not be included in any estimation of flight movements, flight times, or noise calculations.
- (j) Without limiting the scope of section 88(2)(b) and the Fourth Schedule of the Act, the matters to be assessed shall also include;
 - (a) hazard from aircraft movements
 - (b) noise (from airstrip related activities)
 - (c) ground access and traffic
 - (d) intrusion into the visual environment
 - (e) effect on amenity values in the surrounding area
 - (f) effects of development on natural and physical resources
- (k) Interpretation

dB(A) means the A-weighted sound pressure level (dB re 2×10^{-5} N/M²)

Leq means the equivalent continuous A-weighted sound pressure level as defined by NZS 6801:1991 - Measurement of Sound.

Ldn means the day/night noise level which is calculated from the 24 hour Leq with a 10 dB(A) penalty applied to the night time (2200 to 700 hours) Leq.

Lmax means the maximum A weighted sound pressure level as defined by NZS 6801:1991 - Measurement of Sound.

Movement means an arrival or a departure of an aircraft, whether rotary or fixed wing; provided however that any night time movement undertaken by a craft engaged on a rescue or an emergency mission shall not be taken into account for the purpose of assessing compliance

SEL means the sound level of one second duration which has the same amount of energy as the actual noise event measures.

6F.1.1.8 Multiple Dwellings

- A. Applications will only be considered by the Council under the following circumstances:
 - (i) Where the resultant number of dwellings will be no greater than that which would occur if the lot was subdivided in terms of the relevant rules for the land unit or policy area as specified in Part 8 (SUBDIVISION) of the Plan, or
 - (ii) Where application is made at the same time for subdivision resulting in the amalgamation of lots such that the resultant density of dwellings on the new lot created would be no greater than that which could be achieved through the siting of a dwelling on each of the original lots, or
 - (iii) Where the dwellings are for the purpose of providing for papakainga housing, or
 - (iv) Where the land was owned co-operatively by a number of individuals prior to 29 September 1992.

Any proposal shall meet the following standards;

- B. The visual amenity of the locality shall be retained and sufficient landscape planting provided, to ensure that buildings blend with the existing natural character of the surrounding area, taking into account the nature of the land unit.
- C. Any earthworks necessary for the creation of building platforms or access shall be such that they create minimum disturbance to the landform and character of the site.
- D. Any driveway, parking and turning areas shall be constructed in a manner which requires minimal disturbance to existing landform or vegetation.
- E. The scale, form, exterior finish, and location of buildings shall not visually dominate and shall be complementary to natural and physical elements of the landscape in the locality. These matters may be assessed as a controlled activity application at the time a building consent is sought for individual buildings if they are approved as part of the multiple dwelling application. Applications be assessed in terms of the standards in these rules. Conditions of consent may be imposed to ensure that buildings are erected and finished in a manner such that they meet the requirements of these rules

Note: Reference will be made to the document Colour for Structures in the Landscape, Heath, T. for the



interpretation of this criterion, (available at Auckland City Council Offices)

- F. Development adjacent to public open spaces shall not reduce the amenity of those open spaces.
- G. Development proposals must ensure that any runoff or stormwater resulting from the development does not lead to a reduction in water quality in the coastal marine area.
- H. Any proposal shall indicate the location of all dwellings so that the assessment criteria herein are able to be fully met. Any application should also indicate the likely timeframe over which the consent will be given effect to.
- I. The cumulative effect of the proposal, when considered together with any existing development, shall not compromise the amenity value of the land unit or strategic management area in which it is located and in particular shall ensure that:
- the location of buildings and the access to them will reduce visual impacts,
 - and
 - the management of natural water systems and wetlands will be improved as a consequence of the proposal,
 - and
 - there is a reduced need to remove vegetation and carry out earthworks as a result of the proposal,
 - and
 - The proposal will not lead to effects within the SMA such that environmental, community and visual amenity values are detrimentally affected.
- J. For multiple dwelling proposals, lot coverage is limited as follows:
- (i) for papakainga or where land was owned co-operatively prior to 29 September 1992. There is no specified maximum lot coverage as it will be assessed in relation to all other relevant requirements of Part 6E and 6F.
 - (ii) In all other situations, maximum lot coverage for a site subject to an application for multiple dwellings shall be limited to an area (m²) determined by multiplying the number of approved dwellings by the coverage limit set down for the relevant land unit in Table 3 (Part 6C). Where there is more than one land unit applying to the site, the lot coverage standard for the land unit covering the greater part of

the site shall be used when calculating total lot coverage.

- K. All existing native bush, or other vegetation which contributes to visual amenity shall be retained and protected by suitable consent conditions, except where it is necessary to remove vegetation to carry out a permitted or approved land use activity or where sufficient landscape planting of appropriate species is to be provided to ensure that buildings are integrated with the natural elements of the surrounding landscape.
- L. Development proposals shall ensure that any runoff or stormwater resulting from the establishment of the activity, does not lead to siltation, sedimentation or a reduction in water quality in natural watercourses.
- M. The relevant criteria for the site in terms of the subdivision rules (see Part 8) must be met - in particular those relating to the protection of environmentally significant areas.

6F.1.1.9 Restaurants

- A. Seating shall be provided for all patrons consuming meals on the premises.
- B. Such a use shall be situated either on a principal street or a distributor street, or on a road with appropriate carrying capacity. Entrances and exits must be a safe minimum distance from intersections (generally 20m).
- C. Any exterior service or storage areas shall be located at the rear of the buildings and be suitably screened from neighbouring properties and the road.
- D. Restaurants in Land Unit 11 shall be on front lots on principal streets.
- E. In Land Units 11 and 12, particular regard shall be given to the likely effects on residents and, in particular, matters related to :
- amenity values
 - traffic and parking impacts
 - noise effects
 - the scale of the proposal in terms of the character of the area.

NOTE: as a guide in terms of clause E, provision for around 35 patrons is considered an appropriate scale.



6F.1.1.10 Retail Premises

- A. Any retail premise shall be of a size no greater than the majority of buildings found in the locality and land unit within which it is to be located.
- B. All buildings shall be so designed and built that they are complementary to the forms and colour of the surrounding natural landscape and physical environment.
- C. No retail premise shall be located where there is likely to be a resultant increase in traffic movements such that potential hazards may arise.
- D. There shall be either sufficient parking on-site for the activity or adequate space in the locality where such parking can be found without adversely affecting other land use activities or traffic safety.
- E. In land units 11 and 12, any proposed retail premise shall be situated on a site having frontage to a principal street or distributor street.

6F.1.1.11 Rural Industries

- A. Vehicle access to any facility shall be formed before the use commences. Such access shall be provided in such a manner as will avoid the creation of a traffic hazard.
- B. Provision for adequate parking of motor vehicles shall be provided off the road and adjacent to the activity. All parking areas shall be appropriately landscaped to protect visual amenity values.
- C. The buildings, feedlots and areas associated with the raising of animals or poultry, including areas for the treatment and/or disposal of wastes shall not detract from the amenities of any adjoining residential activities or use of public buildings. The buildings, feedlots and other areas associated with the raising of animals or poultry must be situated:
 - (a) 100m from any dwelling other than any dwelling located on that holding or other holding of the owner;
 - (b) 15m from any boundary of the property on which they are situated;
 - (c) At a suitable distance from water systems and any areas used for disposal of effluent shall be at least 30m from bodies of natural water, open drainage systems and the boundaries of adjacent properties.

- D. Large reflective surfaces shall not be permitted in the vicinity of any airstrip where they are likely to cause a danger to aircraft.
- E. The activity must not lead to a reduction in quality of any water systems in the area.
- F. The buildings or land use activities must be located in a manner and on that part of the lot where they will have least impact on the visual amenity of the locality.
- G. The activity shall not create a need to upgrade any public infrastructure at costs to the ratepayers of the district.
- H. Pollution control measures including leachate control shall ensure no short or long-term effects (cumulative) detrimental to the land or water systems result from the activity.
- I. No rural industry shall be located so that any actual or potentially productive land is prejudiced from being used for purposes directly related to the inherent productive capability of the land.
- J. In the case of piggeries, the management practices adopted by the NZ Pork Industry Board shall be followed in order to avoid or mitigate nuisance from offensive smells.

6F.1.1.12 Service Stations

- A. The siting of the service station and related ancillary activities must ensure that:
 - (a) public safety and the amenity of the neighbourhood are not detrimentally affected;
 - (b) road safety and the efficiency of traffic flows are not impeded; and
 - (c) traffic conflict between traffic movements from properties and pedestrian and cycle traffic are kept to a minimum.
- B. The siting and development of any service station shall comply with the Ministry of Transport (Traffic Safety Services) Standard for Petrol Stations (1983) or any substitution to that publication.
- C. Any development shall be landscaped so that the visual amenities of the locality are not reduced.
- D. All necessary safeguards required under any other statute or bylaw shall be met before any part of the activity commences.



6F.1.1.13 Visitor Facilities

- A. Any facility providing for visitors shall be of a scale and intensity of use such that other activities in the locality are not detrimentally impacted by a loss of visual or lifestyle amenity values.
- B. Traffic likely to result from the activity shall be able to be absorbed by the existing roading system without creating a need for any upgrading using public funds.
- C. Access to the facility shall be such that any potential for traffic hazard is mitigated or avoided.
- D. All buildings shall be designed so that their scale, form and exterior finish is complementary to those of the surrounding area and landscape.
- E. Where any facility will be licenced for the sale of liquor, the hours of operation of that part of the facility set aside for such use must be restricted to those necessary to ensure that the amenity of surrounding residential areas is not detrimentally affected.

6F.1.1.14 Rural Property Management Plan

A. Non-Notified Applications

Pursuant to section 95A(3)(a) of the Act a Rural Property Management Plan shall be non-notified and the consent of any affected parties shall not be required, but only in the following circumstances:

- (a) Where any vegetation removal and earthworks meet the standards (6C.1.3.3. - indigenous vegetation removal and 6C.1.3.6 - earthworks) for the relevant land unit specified in Part C Table Two (Standards for Non-notified Discretionary Activities) and;
- (b) For any land in Outer Islands Site of Ecological Significance 37 where the standards B (i) to (iv) in 6C.1.3.2 are met, and;
- (c) Where any proposal does not include service stations, entertainment facilities, commercial airstrips or commercial firewood harvesting, and;
- (d) Where the standards for Permitted Activities for Building Height (6B.1.2.1) and Protection Yards (6B.1.3.7) for the relevant land units are met, and;

- (e) Where any buildings comply with the permitted activity standard 6B.1.2.6 (Location of Buildings).

B. Assessment Criteria

All Rural Property Management Plan applications shall be assessed in terms of criteria a. to h. below as well as those criteria in Parts 6E (General Assessment Criteria for Discretionary Activities) and 6F (Particular Assessment Criteria for Listed Discretionary Activities) for any activities which are part of the Rural Property Management Plan.

- (a) The objectives and policies of the relevant land unit(s) and Strategic Management Area(s) shall be achieved.
- (b) The visual amenity of the locality shall be maintained, with sufficient landscape planting provided, to ensure buildings blend with the existing natural character of the surrounding area, taking into account the nature of the land unit.
- (c) Any earthworks undertaken shall minimise disturbance to the landform and character of the site, with mitigation measures undertaken where necessary to avoid erosion and instability.
- (d) The proposal shall not create a need to upgrade any public infrastructure at costs to the ratepayers of the district.
- (e) The quality of any water systems in the area shall not be reduced.
- (f) The future use potential including productive options of the natural resources on the property and the surrounding area shall not be compromised.
- (g) The extent of vegetation removal shall be minimised, with revegetation provided for where necessary to avoid adverse impacts on the natural and physical environment.
- (h) Whether any key areas of vegetation or environmental features which provide:
 - an effective ecological corridor, or
 - a habitat for indigenous fauna and flora, or
 - a significant contribution to the visual qualities and amenity of the surrounding area, or
 - stability and prevent erosion,
 - are protected.

