

OTOROHANGA DISTRICT PLAN
OPERATIVE : 30 OCTOBER 2014



OTOROHANGA
DISTRICT COUNCIL

make the kiwi connection

**RESOURCE MANAGEMENT ACT 1991
OTOROHANGA DISTRICT COUNCIL
OTOROHANGA DISTRICT PLAN**

The Otorohanga District Plan was approved by resolution pursuant to Clause 17 of the First Schedule to the Resource Management Act 1991 on 16 September 2014.

The Council has further resolved that the plan shall become operative on the 30th Day of October 2014 in accordance with Clause 20 of the First Schedule to the Resource Management Act 1991.

The common seal of the
Otorohanga District Council
Was affixed hereto In the
presence of:



Max Baxter
HIS WORSHIP THE MAYOR



Dave Clibbery
CHIEF EXECUTIVE OFFICER



Date: 22 October 2014

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Introduction

The Otorohanga District covers an area of 1,976 square kilometres and has a population of 9,662 (2006 census) people. Located within the central north island the district stretches from the harbours of Kawhia and Aotea on the west coast to the Waikato River in the east. It includes rolling farmland, the southern slopes of Mount Pirongia, the foothills of the Rangitoto Range, sweeping river valleys, the lakes of Arapuni and Waipapa, the service towns of Otorohanga and Kawhia and the settlement of Aotea.

Parts of the district also provide a strong heritage base for the descendants of the Tainui waka who arrived at Kawhia Harbour some 900 years ago. Productive farming now provides the predominant foundation for the economic activities of the people within the district. The social, cultural and economic well-being of the residents of the district is tied to the land and sea.

The quality of the current natural and physical environment of the district cannot be taken for granted. Pressures from development can quickly diminish the qualities which people most value. It is for this reason that local authorities are required to manage changes within their environment. District plans are the primary tool used to anticipate and manage environmental change.

The Resource Management Act 1991 requires that local authorities review their plans every 10 years. Usually within this time period, local authorities become aware that parts of their plans do not adequately address current environmental issues. The review is the opportunity to change the management of the environmental concerns arising during that period.

How this Plan was Developed

The current District Plan became operative in 1999 and was the District's first under the Act. The Operative Plan applies an effects based approach to manage subdivision and land-use activities within the district. It is a compact and easy-to-use plan, suitable for a small local authority.

Council embarked on a community consultation programme in late 2006 in order to define the scope of appropriate changes. This consultation included:

- open days,
- discussion papers,
- meetings with key organisations,
- work with other local authorities and the community on the Shore Futures Project
- commissioning of expert reports, and
- meetings with land owners directly affected by those reports.

The proposed Plan blends together the Operative Plan with the new measures needed to address the issues drawn to Council's attention.

Plan Structure

The subdivision and land use chapters of the Plan are each structured around a series of questions. In applying these questions to their proposal, the applicant uses them as the key to determine the relevant sections of the plan to refer to and whether or not resource consent is required.

The Plan uses the availability of infrastructure, presence of development and the function of roads as the key indicators of existing neighbourhood qualities of urban areas, and roading function, amenity, environment and character as the key indicators of the rural and coastal areas. Accordingly three Effects Areas are identified and shown on the planning maps, these are:

1. The **Urban Services Effects Area** includes the majority of the Otorohanga Township where a full range of services are available or can readily be made available to properties.
2. The **Urban Limited Services Effects Area** includes those parts of the District which are urban in character and lack at least one or more of the major services such as water supply or sewerage reticulation. The **Urban Limited Services Effects Area** includes Kawhia, Aotea and parts of Otorohanga.
3. The **Rural Effects Area** covers the remainder of the District.

The roading hierarchy is a fundamental tool for identifying and applying the standards and rules appropriate to a location. The District's roads are classified into 4 broad categories (orders). The road orders are based on volume of traffic and function as set out below:

Order 1 Roads: *(generally National Routes and Regional Arterial Routes)*

- State Highways;
- Rural roads with traffic volumes of more than 1,000 vehicles per day;
- Otorohanga Heavy Traffic Route;
- Significant through-district routes.

Order 2 Roads: *(generally District Arterial Roads and Collectors)*

- Rural roads with traffic volumes between 150 and 1,000 vehicles per day;
- Alternative through-district routes;
- Urban roads with traffic volumes greater than 1,000 vehicles per day;
- Urban roads which contain a variety of existing land use activities;
- Urban roads which link with rural order 1 or 2 roads.

Order 2A Roads: *(specific roads within Otorohanga)*

- roads which solely serve industrial or commercial activities;
- defined service lanes.

Order 3 Roads: *(generally Local)*

- Rural roads with traffic volumes of less than 150 vehicles per day;
- Urban roads with the main function of serving residential land uses;
- Urban roads with traffic volumes of less than 1,000 vehicles per day.

The roading hierarchy as it applies to all roads in the district is attached as Appendix 14.

The Plan applies Policy Areas in certain locations across the district. These policy areas define the sensitive locations where environmental issues must be addressed along the coastline and areas of high quality landscape. These Policy Areas contain specific provisions which address landscape, rural character, proximity to the coast, natural hazards, and the use of existing infrastructure. In addition, two areas around the townships of Otorohanga and Kawhia allow for rural residential development in close proximity to the towns. On the Planning Maps, the Policy Areas overlay the **Rural Effects Area**. The Policy Areas are:

1. **Landscape Policy Area**

This is the area identified as containing areas of outstanding landscapes and landscapes of high amenity value (Coastal and Hinterland).

2. **Coastal Policy Area**

This is a combination of areas identified as coastal land area units, coastal dunelands, hardshore and estuarine and coastal wetlands management areas. The boundary of the policy area is determined by whichever of these areas has the most landward extent from the coastal marine area.

3. **Countryside Living Policy Area**

This is an area surrounding the townships of Otorohanga and Kawhia as identified on the planning maps. It provides for rural residential subdivision and development on **Countryside Living Access Roads** which are identified on Maps CSL1 and CSL2.

4. **Renewable Electricity Generation Policy Area**

This is an area identified on Planning Map M15 to recognise and provide for the activities, operations and infrastructure associated with electricity generation at the Waipapa Core Site as well as the larger Waikato Hydro Scheme. It provides an approach enabling the efficient development, operation, maintenance and upgrading of the Waipapa Core Site so as to effectively and efficiently contribute to meeting current and future electricity needs. It is also accompanied by a Waipapa noise control boundary (also on Map 15) to be used for noise sensitive activities that may locate nearby.

The known hazards around the districts coastline and rivers have been recognised in defined areas. These are shown on the Planning Maps as:

1. **River Hazard Zone**
2. **Coastal Development Setbacks**
3. **Extreme, High and Moderate Hazard Risk Areas** at Aotea township
4. **Kawhia Township Hazard Risk Area**

The structure of the Plan sets the framework for land use and subdivision activities in the District and provides a clear direction for managing changes to the environment.

Government Responsibilities

The Resource Management Act 1991 sets out the different functions and responsibilities of all levels of government including central government departments, regional and district councils. Some of these responsibilities overlap and each organisation has to address appropriate integration as part of its overall planning. These matters have been taken into account in the District Plan.

Central Government is responsible for the preparation of national policy statements and national environmental standards. District Plans are required to give effect to any national policy statements. Council is responsible for administering and enforcing any national environmental standard. National Policy Statements and National Environmental Standards include:

- New Zealand Coastal Policy Statement (2010);
- National Policy Statement for Freshwater Management (2011);
- National Policy Statement Electricity Transmission (2008);
- National Policy Statement for Renewable Electricity Generation (2011);
- The National Environmental Standards For Telecommunications Facilities (2008);
- National Environmental Standards for Electricity Transmission (2010).

Regional Councils are responsible for the preparation of a Regional Policy Statement and regional and coastal plans. District plans are required to give effect to any Regional Policy Statement and to not be inconsistent with a Regional Plan. The functions of Regional Councils under the Act include:

- Soil conservation;
- Maintaining and enhancing water quality and quantity;
- Avoiding / mitigating natural hazards;
- Prevention / mitigation of adverse effects of hazardous substances;
- Discharges of contaminants into or onto land, air, or water and discharges of water into water;
- Regional Land Transport Strategy;
- Strategic integration of land use with infrastructure.

District Councils are responsible for controlling the effects of using, developing or protecting land and natural and physical resources in their district. Functions include:

- Avoiding / mitigating natural hazards;
- Preventing / mitigating adverse effects of using, storing, disposing and transporting hazardous substances;
- Preventing / mitigating adverse effects of developing, subdividing or using contaminated land;
- Maintenance of indigenous biological diversity;
- Controlling and mitigating the emission and effects of noise;
- Controlling the effects of activities on the surface of lakes and rivers.

Council may control subdivision as a method to achieve its functions.

Cross Boundary Issues

Environmental issues can seldom be compartmentalised by geographical boundaries. There are numerous situations where a resource management issue occurs across the administrative boundaries of two or more Councils. This is called a cross boundary issue. It is important that this type of issue is dealt with in a co-ordinated way by the authorities involved. Sometimes this means applicants must apply to more than one authority for consent, and coordination between those authorities is necessary for integrated decisions.

The following issues are considered to be cross-boundary issues that need to be addressed in this Plan:

1. Kawhia and Aotea Catchments

The Otorohanga District worked with Waikato Regional Council, Waitomo and Waikato Districts as well as the Department of Conservation and Federated Farmers in its review of the harbours and the land surrounding them. This resulted in a collective vision called ***Shore Futures: Preferred Futures Report*** published in 2009. The community consultation and expert reports which were commissioned for this strategic guide contributed to considerations of landscape, cultural heritage, and natural character within this Plan. There is an on-going commitment from all these organisations to support an integrated approach to the future of these areas.

2. Natural Hazard Management

Waikato Regional Council worked with Otorohanga District Council to identify more clearly and map the natural hazards in the vicinity of the township of Otorohanga. This greater detail defining locations for river flooding has resulted in more precise district plan rules to avoid these hazards. Environment Waikato will be consulted when applications are made for subdivision and development in low-lying areas potentially affected by river flooding.

Natural hazard management is a responsibility that crosses territorial authority boundaries and falls within the responsibility of Regional Councils. Matters such as, addressing the changing effects of and need to adapt to climate change and the management of the natural hazards on the Waikato River require appropriate consultation between, Otorohanga District Council, adjoining territorial authorities and the Waikato Regional Council

3. Surface Water Activities

The boundary between Otorohanga District and its neighbours, Waipa and South Waikato Districts, often follows the centrelines of lakes and rivers. The Otorohanga District Council recognises that all navigable rivers within the district are subject to the provisions of the Waikato Regional Council Navigation Safety Bylaw 2009.

4. Indigenous Biodiversity and Landscape

Both Regional Councils and Territorial Authorities have responsibilities under the RMA to provide for indigenous biodiversity.

The focus of biodiversity management in the District Plan is upon managing indigenous vegetation clearance. The clearance or modification of indigenous vegetation in the Otorohanga District could potentially affect areas under the control of other district and regional councils. The Otorohanga District Council will ensure that adjoining authorities and the Regional Council are informed of all resource consent applications received for vegetation clearance.

The location of indigenous vegetation often coincides with areas of outstanding landscape. The criteria used to assess landscape are not entirely consistent among the local authorities in the area as studies have been undertaken at different times and by different experts. Undoubtedly there will be subdivision and development proposals requiring cross-boundary discussion on landscape matters during the life of this Plan.

5. Waipapa Core site

The Waipapa Core Site is located across a district boundary. That portion in the Otorohanga District has a specific Policy Area (Renewable Electricity Generation) over it. This provides for the efficient development, operation, maintenance and upgrading of the Waipapa Core Site so as to effectively and efficiently contribute to meeting current and future electricity needs. This is a national priority under the National Policy Statement for Renewable Electricity Generation. Due to this and the importance of the site and its function, the Otorohanga District Council recognises the need to coordinate with adjacent territorial authorities to ensure planning policies and provisions are consistent and practicable.

6. Te Tahi Water Supply Area

The Te Tahi Water Supply Area is an area designed to protect the water supply (quantity and quality) for parts of the Waipa District Council. Planning controls in the Waipa District Plan are imposed to ensure that any activity does not adversely its function. As the Te Tahi Water Supply Area crosses the Waipa/Otorohanga District Council boundary it is a cross boundary matter requiring the Otorohanga District Plan to show the Area and ensure its sustainable management as a water supply area.

7. Air Quality

There are activities which may have the potential to adversely affect air quality beyond the District boundary such as odour or dust. As such, this matter is of cross boundary significance. Air quality is generally the responsibility of the Regional Council. The Otorohanga District Council will ensure that the Regional Council is informed of any proposals affecting air quality.

8. Esplanade Reserves and Strips

The need to link public access by way of esplanade reserves and strips along rivers or the coastline may need coordination with adjacent territorial authorities from time to time.

9. Road Transport

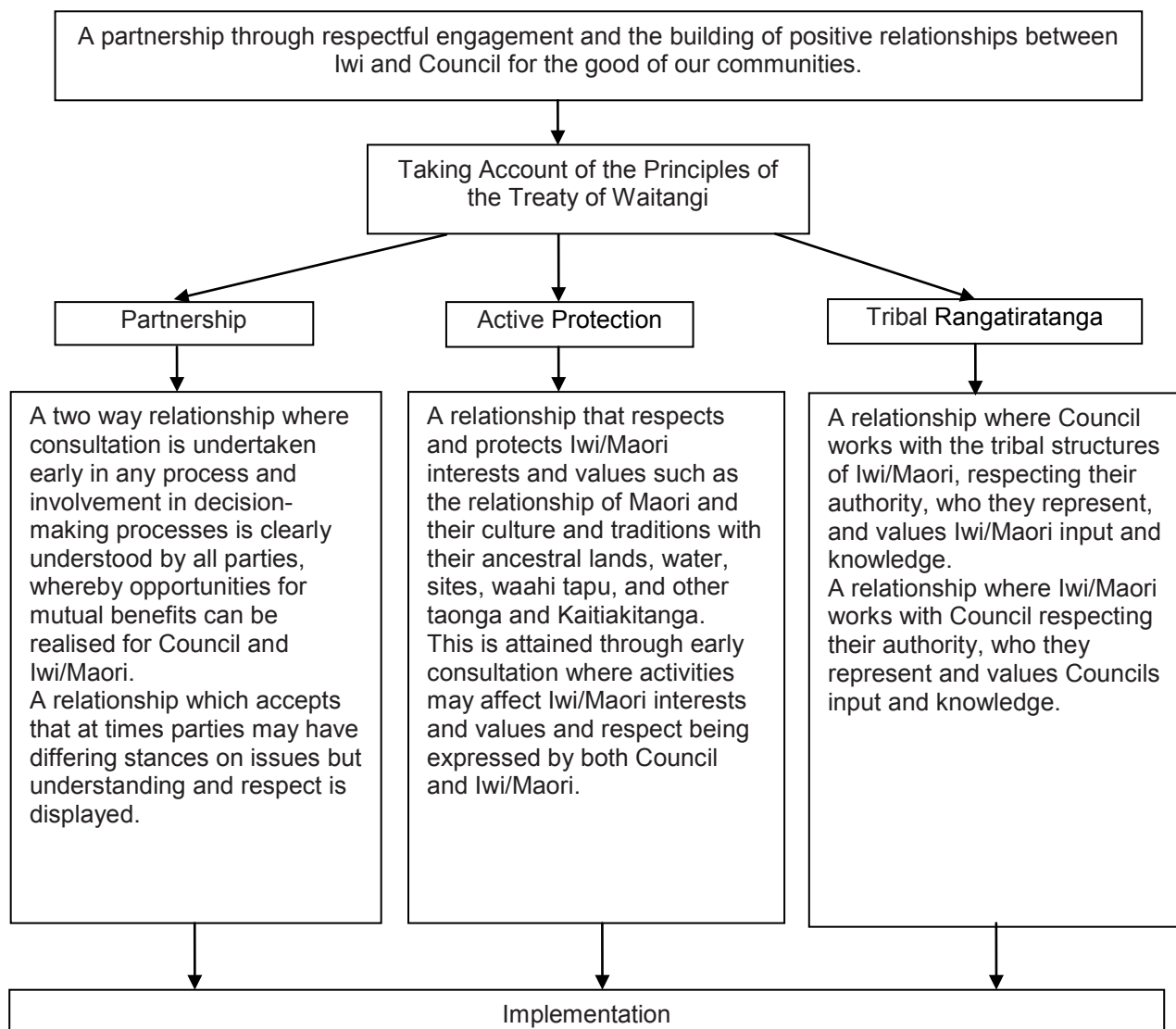
Roading networks (particularly State Highways) cross district boundaries and are impacted by activities beyond the Otorohanga District. It is expected that territorial and national roading authorities will be consulted to provide information and monitoring on these impacts.

10. Applications/Policy Proposals with Cross Boundary Implications

Where the Council is dealing with a policy proposal, subdivision or resource consent application which has a cross boundary implication for another district council or the Regional Council, the Otorohanga District Council will inform, and liaise with, the affected council/s. Joint hearing procedures will also be considered where appropriate.

Iwi Consultation

The Otorohanga District Council recognises the role of tangata whenua as Kaitiaki within their respective rohe. Council is committed to developing relationships and working with Iwi Authorities mandated to represent tangata whenua of the district. Council recognises the principles of the Treaty of Waitangi and intends for these principles to guide Council in further developing relationships with tangata whenua of the District. This guidance is provided through the Iwi/Maori Relationship Framework which has been adopted by Council.



In implementing the Plan, Council recommends that applicants consult relevant Iwi Authorities in the development of resource consent proposals. This will assist in identifying whether tangata whenua are affected by the proposal and may provide an opportunity to recommend measures that address these effects.

Applicants can access information from Council to assist in identifying relevant Iwi Authorities and obtain the contact information for those Authorities. Planning staff can advise applicants of the appropriate Iwi Authority with which to consult, if they are provided with details of the application.

Council values Iwi/Maori participation in resource management and will consult on all matters which Iwi/Maori have an interest. Where Iwi Authorities have identified they have an interest or a concern with a matter, Council will, provide opportunities for meaningful consultation within statutory timeframes. To assist in communicating with Iwi Authorities, Council recommends consent applicants undertake the following steps:

1. Identify whether the proposed activity is located within:
 - (a) close proximity of any cultural site identified on an Iwi Heritage Management Plan maps held by Council; and/or
 - (b) the required setback distances from any archaeological, historic or cultural sites identified on the Planning Maps.
2. If the above applies, Council recommends that the applicant:

- (a) consult directly with the Iwi Authority to understand possible implications; and if requested, either:
 - (i) engage the services of an Iwi Authority to provide a Cultural Impact Assessment; or
 - (ii) engage a suitably qualified or experienced person to undertake an archaeological assessment of the site or sites involved and potential impacts of the proposal; and
- (b) submits the report to Council as part of any consent application.

3. Upon receiving a consent application, Council will provide a copy to the relevant Iwi Authorities.

Consent Applications

In developing district plans, the local authorities use activity categories to ascribe how environmental standards will be applied. Most proposals that change the environment fall into one of the following categories:

Category	Explanation
Permitted Activities	<p>Existing uses are permitted activities. These are activities that have protection afforded to them by Section 10 of the Resource Management Act 1991. This provides for the continuation of an activity that was lawfully established. Any operator who has questions over the validity of their existing use should seek professional advice or contact planning staff at the Council office to discuss the matter. In some cases it is recommended that an existing use certificate is applied for to verify existing use rights.</p> <p>If the activity complies with all the standards, terms and rules of the Plan, it will be a permitted activity. This means that resource consent from Council to carry out the activity is not needed.</p> <p>Confirmation in writing can be obtained by applying for a Certificate of Compliance. This Certificate gives a legal assurance that the activity is a permitted activity, provided it is given effect to within a two year period, no matter how the plan may be changed.</p>
Controlled Activity	<p>The criteria and considerations that the Council will use for controlled activities are shown in the rules of this plan. A controlled activity cannot be declined although conditions may be imposed on the approval. Any conditions imposed will relate directly to the matter for which consent is required. The rules of the Plan specify the matters Council controls through this consent process.</p>
Restricted Discretionary Activity	<p>Council will restrict its discretion to those matters outlined in its rules. Council is limited to imposing conditions that are strictly related to the rules governing the discretion. When assessing an application for a resource consent for a restricted discretionary activity, Council will examine the following matters:</p> <ul style="list-style-type: none"> The principles and purposes of the Resource Management Act 1991(Part II) The objectives, policies, and rules of the District Plan relevant to the restricted discretion Those matters for which it has restricted its discretion in the plan. <p>Council may grant or refuse the application and should it be granted, impose conditions on the consent.</p>

Discretionary Activity	<p>When assessing an application for a resource consent for a discretionary activity, Council will examine the following matters:</p> <ul style="list-style-type: none"> • The principles and purposes of the Resource Management Act 1991(Part II) • The relevant objectives, policies, and rules of the District Plan • The relevant assessment criteria of the rules <p>The Council will also have regard to the matters set out in Section 104 of the Act.</p> <p>Council may grant or refuse the application and should it be granted, impose conditions on the consent.</p>
Non-Complying Activity	<p>Under the Act, the Council cannot grant an application for resource consent to a non-complying activity unless it is satisfied that:</p> <ul style="list-style-type: none"> • the adverse effects of the activity on the environment will be minor; or • the application is for an activity that will not be contrary to the objectives and policies of the plan; and • the relevant assessment criteria are met. <p>By applying a non-complying status to an activity, Council is generally discouraging these activities. Nonetheless, Council may grant an application where it meets the above tests.</p>
Prohibited Activity	<p>Any activity which is prohibited is not able to occur. This means that no application to Council to undertake a prohibited activity can be made.</p>

Notification

The Council has decided not to include any rule in the Plan which specifies when resource consent applications must be publicly notified. Similarly there is no rule which precludes the public or limited notification of any activity.

The effects-based nature of the Plan means that generally where resource consent is required, it is because a permitted activity standard is breached. Where there is non-compliance, there is also potential for adverse effects on the environment to occur. The Council cannot accurately predict what these effects may be, and consequently it is not in a position to preclude any activity from notification or limited notification.

The Council will use its discretion on a case-by-case basis to determine whether or not an application is to be notified publicly or notified on a limited basis.

Any application that will have, or is likely to have, more than minor adverse effects on the environment will be publicly notified. In determining whether there is more than a minor effect on the environment the Council in addition to the requirements of section 95D of the Act, will consider the Plan's objectives and policies and relevant assessment criteria, and (where appropriate):

- The degree of non-compliance with any rule in the Plan.
- The cumulative nature of any effect over time or in combination with other effects;
- The duration of any effect;
- The frequency of any effect;
- The area influenced by any effect;
- The timing of any effect;
- The sensitivity of surrounding uses to that effect; and
- Any other aspect of the effect considered relevant in the circumstances.

If Council decides not to publicly notify an application, it will decide if there are any affected persons or order holders in relation to the proposed activity who should be given limited notification. In determining if the activity's adverse effects on any person are minor or more than minor the Council will, in addition

to the requirements of sections 95E and 95F of the Act, consider the Plan's objectives and policies, relevant assessment criteria, and (where appropriate) the effects on:

- Those people living on properties adjacent to or near any application site;
- Those people who own, occupy or lease land adjacent to or near any application site, and whose use of that land could be detrimentally affected by any application;
- The tangata whenua of an area whose cultural values could be adversely affected by any application;
- Those people and organisations whose use or enjoyment of an area could be adversely affected by any application;
- Any Minister of the Crown with statutory responsibilities in respect of the application site or any adjacent area;
- Adjoining territorial authorities where a property adjoins the District boundary or the issue has been identified as a cross boundary issue;
- The regional council; and
- Any other person who the Council considers relevant in the circumstances. For example, in respect of scheduled heritage items, the Historic Places Trust.

If Council determines that the activity will not have adverse effects on the environment that are more than minor, or if adverse effects on any person or affected order holder are less than minor the resource consent application will be processed on a non-notified basis, unless:

- The applicant requests notification; or
- A national environmental standard requires notification; or
- It is considered that special circumstances exist in relation to the application.

Designations

A requiring authority may require land to be designated in the District Plan for any project or public work. Designated land may not be subdivided, used or developed in any way that would prevent or hinder the work for which it is designated without the prior written consent of the requiring authority. The procedures for making a requirement for a designation are contained in Part 8 of the Resource Management Act 1991. The Council, in addition to the requirements of the Resource Management Act will expect information to be provided in line with the relevant sections of the Land Use or Subdivision Chapters.

Requirements for designations which have been carried over from the Operative Plan or are new requirements as confirmed by the requiring authorities are shown on the Planning Maps. The schedule for each map details (for each designation) the requiring authority, the location and legal description of land affected, and a description of the designation and its purpose. A full list of the designations for each requiring authority is given in Appendix 16. Further information is available from Council planning staff.

In considering any further requirement for a designation, the Council will take into account the objectives, policies and rules of the land use section of this plan. The Council may impose conditions relating to these provisions in its recommendation to the requiring authority.

The activities of Network Utility Operators which are not part of a requirement for a designation will be considered in the same way as all other land use, subdivision and development proposals under this plan.

Reserves Policy

Within the Otorohanga District the Council owns approximately 45 hectares of reserve land. A further 23,049 hectares is held in Department of Conservation Estate for various reserve purposes. In addition, there are over 2,467 hectares of land under private covenants.

The Council wishes to continue to develop existing reserves and recreational facilities in the District. The Council does not generally believe that additional land should be acquired for reserve purposes given the existing public reserve land to population ratio of 2.8 hectares per head of population. Instead, the Council will usually require that reserve contributions for subdivision and development be by way of cash contributions which will be used for the development of existing reserve land and facilities.

The Council may, on a case by case basis, consider acquiring land or accepting land for reserve contribution purposes where:

- The land would provide public access to the coast, rivers or lakes;
- The land contains significant indigenous vegetation or habitats of significant indigenous birds or animals;
- The land would provide a practical and useful addition to an existing reserve;
- The land could provide for a recreational activity not catered for on existing reserve land;
- The land contains a significant natural feature;
- The land contains a registered historic place or an archaeological site.

The formula used to assess reserve contributions on subdivision is based upon:

$$\frac{\text{value of Council owned reserve land \& buildings} \times \text{average household size}}{\text{District population}}$$

This formula is based on the premise that each new lot created can accommodate at least one new household. As at 16 September 2010, the amount of reserve contribution required per new title is \$880.00 + GST.

Financial Contributions

Developments or activities that require resource consent may have some impact on the infrastructure or amenities of the District. A financial contribution may accordingly be required either under the Local Government Act 2002 or the Resource Management Act 1991. In respect of public works under its control the Council will, however, consider waiving or reducing the financial contribution where a particular activity or development will have a significant public benefit relative to the benefit accruing to the developer.

Purposes

Financial contributions will be used for the upgrading of public works and services and the development of reserves in the district. Financial contributions will only be required where land use, development or subdivision will or may result in actual or potential adverse effects on the environment and in particular, upon public services beyond the site. When conditions are placed on any resource consent, they may involve financial contributions relating to the circumstances listed below. These contributions will be by way of money or land and will only be taken to ensure that such adverse effects are avoided, remedied, or mitigated.

The contributions will be required in money where it is impractical for the developer to physically construct their share of a work, or where the detrimental effects of the activity are such that the Council believes that the work does not need to be provided immediately.

The Council will use all financial contributions toward the cost of providing and/or constructing and/or upgrading and/or extending and/or purchasing surplus capacity in public services where the proposed activity or subdivision may increase the demand or maintenance requirements for such services. Contributions will be used in the immediate area of the development except where reserves or facilities in other locations are likely to be used by residents from that area.

Circumstances and Amount of Contributions

Under the District Plan, a subdivider or developer of an existing lot is responsible for funding all work within its boundaries relating to services directly required for the subdivision or development.


Financial contributions for public works and services may be imposed as a condition of either land use or subdivision consent as set out below:

- New roads, footpaths and cycle facilities and safety improvements to existing roads and footpaths. Payment may be required for a proportion of costs based on the development's share of new demand provided for by the new works.
- Public water supply, sewage and stormwater collection, treatment and disposal. Payment may be required for a proportion of costs based on the development's share of new demand provided for by the new works.


How to Use This District Plan

The following sets out how this District Plan should be used.

Step 1 – Planning Maps

- 
1. Go to the Planning Maps and find the property that you are interested in.
 2. Identify the Effects Area that the property is located in
(Note – this will be either the **Rural Effects Area**, **Urban Services Effects Area**, or **Urban Limited Services Effects Area**).
If the property is located within the **Urban Limited Services Effects Area** at Aotea settlement, identify whether or not it is located within a Moderate, High or Extreme Hazard Risk Area.
 3. Identify if the property is located within any Policy Area.
(Note – policy areas can in some places overlap each other. The policy areas are the **Landscape Policy Area**, **Coastal Policy Area** and the **Countryside Living Policy Area**).
 4. If the property is located within a Policy Area, identify if it is located within either:
 - (a) An **Outstanding Landscape**;
 - (b) A **Landscape of High Amenity Value (Coastal or Hinterland)**;
 - (c) A **Coastal Development Setback Area**.
 5. Identify if the property is shown as containing any designation, archaeological site, or registered historic places.

Step 2 – Road Order

- 
1. Identify the road that vehicle access is to be obtained from and then go to Appendix 14 of the District Plan.
 2. Identify the Road Order that is assigned to that road.
(Note – this will be either an **Order 1, 2, 2A or 3** road).
If the property is located within the **Countryside Living Policy Area**, you will need to identify whether the road is also identified as a **Countryside Living Access Road**. Countryside Living Access Roads are highlighted red on Maps CSL1 and CSL2

Once you have determined what Effects Area, Policy Area and Road Order apply to the property you can then, depending on what you are proposing to do, proceed onto either the Land Use or Subdivision Chapters of the District Plan. These chapters contain standards and rules which are based on the matters set out in Steps 1 and 2 above.

A basic guide to these chapters is set out on the following pages.

Land Use Chapter

The land use chapter consists of 25 sections. Sections 1 – 23 set out standards and rules which apply to proposed activities and effects on the environment that they could generate. A reference guide for each section and the matters they cover is set out on Page 49. You should start from Section 1 and work your way through to see what sections apply to your proposal.

Section 1 – District Wide Rules



1. This section contains rules which relate to temporary activities, network utilities, national environmental standards, and a catch all rule to address situations where an activity could have environmental effects that are not anticipated by the District Plan.
2. If your proposal complies with Rules 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10 or 1.11 then the remaining sections of the chapter do not need to be referred to and the proposal can take place as of right.

Sections 2 & 3 – Policy Areas



1. If the property is located within or partly within a **Landscape** or **Coastal Policy Area** you need to refer to the standards and rules in Sections 2 and 3.
2. Even if your proposal requires resource consent under these sections you still need to continue through the remaining Sections of the chapter to determine compliance with other standards and rules.

Sections 4 to 24



1. These sections address matters relating to:
 - Indigenous vegetation removal
 - Earthworks
 - Natural hazards
 - Buildings
 - Wastewater, stormwater, water supply
 - Planting of trees and crops
 - Vehicle access and parking
 - Noise, odour and dust generation
 - Storage of materials
 - Outside lighting and reflective building materials
 - Signs
 - Archaeological and historic sites / places and notable trees
 - Hazardous substances
 - Use of surface water
2. All proposals (other than those permitted by a District Wide Rule) are required to address the standards and rules in each relevant section. Where all relevant standards are complied with no resource consent is required to be obtained. Where one or more standards are not complied with resource consent is required – the rules set out the consent category to be applied where there is non-compliance.

If resource consent is required for your proposal then Sections 24 and 25 should be referred to. Section 24 sets out the criteria that Council will use to assess any application for a restricted discretionary or discretionary activity. Section 25 sets out the information that Council expects will be provided with any resource consent application. In addition to this the Issue Statements Chapter sets out the objectives and policies that will also be relevant to considering and making decisions and/or imposing conditions on resource consents.

The **Definitions Chapter** defines key words and phrases that are used in the District Plan. These should also be referred to when considering the standards and rules which may apply to your proposal.

Subdivision Chapter

The subdivision chapter consists of 21 sections. Sections 1 – 19 set out standards and rules which apply to proposed subdivisions and effects on the environment that they could generate. A reference guide for each section and the matters they cover is set out on Page 97. You should start from Section 1 and work your way through to see what sections will apply to your proposal.

Sections 1, 2 & 3 – General Subdivision Opportunities



1. These sections set out the general subdivision opportunities and standards that apply to the three effects areas, including the Policy Areas within them. This is the starting point for determining the requirements for subdivision proposals.

Sections 4 & 5 – Boundary Adjustments and Relocations



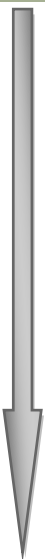
1. These sections make specific provisions for subdivision which are for the purpose of moving existing title boundaries without creating any additional lots.

Section 7 – Environmental Lots



1. This section provides additional subdivision opportunities, subject to meeting set criteria, for a proposed subdivision which includes the protection of indigenous vegetation, habitats, wetlands or significant natural features.

Sections 6, 8 – 20



1. These sections address matters relating to:
 - Natural hazards
 - Archaeological and historic sites / places and notable trees
 - Existing buildings, parking, loading and manoeuvring areas
 - Building platforms
 - Wastewater, stormwater and water supply
 - Electricity and telephone
 - Road frontage
 - Vehicle entranceways and access
 - Access legs, rights of way and roads
 - Esplanade reserves and strips
 - Reserve contributions
2. All subdivision proposals are required to address the standards and rules in each relevant section. Resource consent is required to be obtained for all subdivision proposals. The rules set out the consent category to be applied to a proposed subdivision and any non-compliance that is associated with it.

Sections 20 and 21 should be referred to in any application for subdivision consent. Section 20 sets out the criteria that Council will use to assess any application for a restricted discretionary or discretionary activity. Section 21 sets out the information that Council expects will be provided with any resource consent application. In addition to this the Issue Statements Chapter sets out the objectives and policies that will also be relevant to considering and making decisions and/or imposing conditions on resource consents.

The Definitions Chapter defines key words and phrases that are used in the District Plan. These should also be referred to when considering the standards and rules which may apply to your proposal.

Issues / Objectives / Policies

The following section provides an overview of the issues relating to the subdivision and land use chapters of the District Plan.

The Council has divided the issues into two sections, which concern:

1. Effects on the Natural Environment; and
2. Effects on the Physical Environment.

For each issue referred to under these sections, the associated text provides a background to the issue, objectives and policies to be used for that issue. The linkages between objectives, policies and the rules intended to implement them are also included in the plan for easy reference.

When dealing with resource consent applications (particularly for non-complying activities) the Council will use the issue statements as a basis for decision making.

In formulating and reviewing these issue statements the Council has drawn upon the results of public consultation programmes, Environment Court decisions, the Shore Futures project; and reports commissioned for landscape, coastal and hazard issues to develop the expected environmental outcomes for the District. These outcomes are reflected in the issue statements where possible.

The Council will continue to consult on resource management issues with the people of the Otorohanga District.

In this Plan issues are addressed under the following headings:

Effects on Natural Environment

1. **Natural Landscapes, Indigenous Biodiversity and Mineral and Soil Resources**
2. **Coastal Environment**
3. **Rural Character**
4. **Natural Hazards**

Effects on Physical Environment

5. **Neighbourhood Character**
6. **Subdivision of Land**
7. **Heritage / Cultural Values**
8. **Safety of Road Users**
9. **Hazardous Substances**
10. **Contaminated Land**
11. **Network Utility Operations**
12. **Surface Water Activities**

Effects on Natural Environment

Land use and subdivision activities have the potential to adversely affect features of the natural environment if not properly managed and controlled. Council is particularly concerned with effects on:

- Landscapes
- Coastal areas
- Indigenous vegetation
- Habitats of indigenous fauna
- Visual amenity values
- Rural character; and
- Natural hazards

These issues are addressed in the following issue statements:

- 1 Natural Landscapes, Indigenous Biodiversity and Mineral and Soils Resources
- 2 Coastal Environment
- 3 Rural Character
- 4 Natural Hazards

Issue 1 - Natural Landscapes, Indigenous Biodiversity and Mineral and Soil Resources

Under the Resource Management Act 1991, the Council, as a matter of national importance, is required to recognise and provide for:

- The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development; and
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Council is also required to have particular regard to other matters, including:

- The efficient use and development of natural and physical resources; and
- Maintenance and enhancement of the quality of the environment; and
- Any finite characteristics of natural and physical resources; and
- The maintenance and enhancement of amenity values.

Natural Landscapes

The Council has adopted a landscape management framework based upon identified areas of outstanding natural features and landscapes, high natural character and landscapes of high amenity value.

The above categories have been determined through an assessment of the district using a methodological approach that considered the District's landscape resource in terms of its key;

- Bio-physical / geo-physical factors;
- Perceptual factors; and
- Associative factors

The following assessment criteria derived from case law¹ were applied in determining landscape status under Sections 6(b) and 7(c) of the Resource Management Act:

- Is the landscape or feature of interest, sufficiently natural?
- If so, is it outstanding?

The purpose of this framework is to protect and enhance natural features and landscapes within the District. For example limestone outcrops, karst systems and habitats of endemic flora and fauna unique to the Otorohanga District. Some of these features are waahi tapu and some contain fossils, rock carvings/paintings or human remains.

¹ High Country Rosehip Orchards v Mackenzie District Council (Decision No [2011 NZEnvC 387])

The landscape management framework is implemented through the application of a Landscape Policy Area.

For the purpose of this Plan, areas that have been identified as outstanding natural features and landscapes are identified simply as **Outstanding Landscapes**.

The Landscape Policy Area distinguishes between **Outstanding Landscapes** and **Landscapes of High Amenity Value**. Landscapes of High Amenity Value have been divided into two areas being Coastal and Hinterland. These areas are based on the watershed catchments draining to the West Coast (Coastal) and the Waikato River (Hinterland). Separate rules apply to these areas based on the different landscape values associated with them. All of these areas are identified separately on the planning maps and are also referred to in the objectives, policies and rules.

Most of the **Outstanding Landscapes** are located on public reserve land, within covenanted areas, or adjacent to the coastal areas of the district. For those sites on private land there is a potential for damage to be caused as a result of some land use and subdivision activities - particularly those involving the clearance of indigenous vegetation, earthworks and building construction. Council recognises that private landowners have actively protected some sites through mechanisms such as QE II covenants. The landscape management framework builds upon the voluntary protection mechanisms and provides an integrated management framework across the district.

Within the **Landscapes of High Amenity Value** a number of particular landscape features and values are evident. The presence of such features and landscapes as well as the interplay between them and, in some circumstances, adjoining **Outstanding Landscapes**, are important in maintaining the amenity and landscape values of both these areas and the District as a whole. These landscapes, and their diversity, are important in terms of the identity and character of the District as a whole. The identification of, and recognition of, these landscape qualities and values differentiate between the rural domain in general and both the **Outstanding Landscapes** and **Landscapes of High Amenity Value**.

It is acknowledged that some of the areas identified within the Landscape Policy Area are existing working landscapes that continue to be used extensively for farming purposes. The Council wants to ensure that existing activities within these areas will continue to operate as business as usual. As such, implementation of the Landscape Policy Area is primarily concerned with changes arising from subdivision, indigenous vegetation clearance, earthworks, and the erection of buildings.

1.1 Significant Issue

1.1.1 Risk of adversely affecting the values of Outstanding Landscapes and Landscapes of High Amenity Value resulting from:

- **earthworks;**
- **land use and subdivision activities;**
- **clearance or modification of indigenous vegetation;**

1.2 Objectives

- 1.2.1 To protect **Outstanding Landscapes** from inappropriate earthworks, indigenous vegetation clearance and modification, subdivision, use and development.
- 1.2.2 To maintain and where appropriate enhance the characteristics of **Landscapes of High Amenity Value** through controlling and managing earthworks, indigenous vegetation clearance and modification, subdivision, use and development.
- 1.2.3 To enable the continuation of existing land use activities and farming practices within the Landscape Policy Area.

1.3 Policies

- 1.3.1 To identify **Outstanding Landscapes** and **Landscapes of High Amenity Value** within the **Landscape Policy Area** on the planning maps.

- 1.3.2 To protect **Outstanding Landscapes** by avoiding adverse effects associated with buildings, subdivision activities, earthworks and the modification or clearance of indigenous vegetation, while enabling the continuation of existing land use activities and farming practices.
- 1.3.3 To manage the adverse effects associated with buildings, subdivision activities, earthworks and the modification or clearance of indigenous vegetation on the characteristics and values of **Landscapes of High Amenity Value** while enabling the continuation of existing land use activities and farming practices by:
- (a) Avoiding, remedying or mitigating any adverse effects on natural features;
 - (b) Ensuring that the visual effects are absorbed into the landscape;
 - (c) Locating and designing buildings and development so as to integrate them with the surrounding landscape;
 - (d) Designing subdivision and development, including building platforms, earthworks and consequential re-contouring and vehicle access, so they are located sympathetically in the landscape; and
 - (e) Ensuring that existing landscape relationships between pastoral spaces, and landscape elements and features, and any adjoining **Outstanding Landscapes** are not compromised.
- 1.3.4 To specify and apply subdivision and development control standards, assessment criteria and other methods for the design, location and landscaping of building structures within the **Landscape Policy Area**.

Indigenous Biodiversity

The Otorohanga District has large areas of indigenous vegetation, which form the basis of the indigenous biodiversity of the District. Over half of all indigenous vegetation is in private ownership. Some of this indigenous vegetation may be considered as significant. Owners of significant indigenous vegetation could be subject to a variety of restrictions on the use of this resource. These restrictions can be linked to the loss of the indigenous forest in other Districts of the region and country. This has increased the rarity value of this resource and this recognition has coincided with a wider public appreciation of this resource.

These large areas of indigenous biodiversity, and its retention assists in protecting water quality in the main rivers of the District and Region, providing opportunities for recreation and tourism, as well as cultural, landscape and natural character values and contribute to the visual qualities of the landscape as a whole. Land use activities can destroy or disturb significant indigenous flora and the habitats of indigenous fauna. Community consultation has indicated that the highest priority threats to indigenous vegetation and fauna are plant and animal pests. It also concluded that the protection of significant indigenous vegetation would be difficult to achieve without assistance and co-operation from landowners and other parties to reach practical and viable solutions. The significance factors used to assess 'significant indigenous vegetation' on a case by case basis are set out in Appendix 2.

Note – Council will undertake further work to identify significant indigenous vegetation and significant habitats of indigenous species to better understand and identify the district's biodiversity, and then determine if a variation or change to this Plan is necessary to provide appropriate explanation, objectives, policies, definition and methods for protecting and/or sustainably managing the districts indigenous biodiversity.

1.4 Significant Issue

- 1.4.1 **Potential loss of indigenous biological diversity, including indigenous vegetation and habitats of indigenous fauna, and visual amenity, cultural and heritage values caused by clearance or modification of indigenous vegetation.**

1.5 Objectives

- 1.5.1 To ensure that significant indigenous vegetation and significant habitats of indigenous fauna are maintained and protected.

1.5.2 Deleted

1.5.3 To avoid, remedy or mitigate the adverse effects of indigenous vegetation clearance or modification on visual amenity, habitats of rare or endangered indigenous fauna and indigenous ecosystems values.

1.6 Policies

1.6.1 To retain significant indigenous vegetation and significant habitats of indigenous fauna in the District.

1.6.2 The clearance or modification of indigenous vegetation should:

- (a) Deleted ;
- (b) avoid, remedy or mitigate any adverse effects on visual amenity values;
- (c) Deleted;
- (d) avoid habitat/s of rare or endangered indigenous fauna;
- (e) provide opportunities for the relocation of indigenous flora and fauna by conservation agencies; or
- (f) provide for mitigation and/or restoration planting.

1.6.3 To provide incentives for the protection of indigenous vegetation, habitats of indigenous fauna and wetlands through the provision of additional subdivision opportunities in the **Rural Effects Area** including **Landscapes of High Amenity Value** and **Coastal Policy Areas**.

1.6.4 To specify and apply rules, assessment criteria and other methods for proposals involving the removal of indigenous vegetation within the district.

Mineral and Soil Resources

The Otorohanga District contains a range of mineral resources including coal, limestone, ironsand, peat and earth materials. Earth materials include metal, rubble, and rock. Soil is also an important resource as it forms the basis of the District's economic activity. Much of this economy is derived directly from soil quality through pastoral, horticultural and forestry activities. The soil resource also supports significant indigenous forest. Activities occurring in the District which use, remove, transport, dispose of and/or alter mineral and soil resources have the potential to damage land and affect neighbouring properties. The Council recognises the benefits of the use of mineral and soil resources and the need to manage the adverse effects of earthworks and dust generation. The Plan includes objectives, policies, standards, rules and assessment criteria for managing development and subdivision within the district which seek to address:

- reverse sensitivity issues that may arise from the use of soil resources and the extraction of minerals, and
- the adverse effects of earthworks and extraction activities; and
- the fragmentation of rural land.

Sections 30 and 31 of the Resource Management Act 1991 give responsibility for dust related issues to the Regional Council and the Otorohanga District Council. The Regional Council is responsible for controlling the use of land for the purposes set out in Section 30(1)(c), while the District Council is responsible for controlling any actual or potential effects of land use, development or protection, including effects associated with earthworks and dust issues.

1.7 Significant Issues

1.7.1 **The need to recognise the national, regional and district benefits associated with the extraction of mineral resources.**

1.7.2 **Risk of nuisance effects caused by earthworks, including the excavation of soil and other materials.**

1.8 Objectives

- 1.8.1 To recognise the benefits derived from the use of mineral resources extracted from within the District.
- 1.8.2 To maintain the productive capacity of high quality soils and the life supporting capacity of the Districts soil resource.
- 1.8.3 To avoid, remedy or mitigate the adverse effects of earthworks activities, including mineral extraction.

1.9 Policies

- 1.9.1 To enable the extraction of mineral resources within the **Rural Effects Area** while ensuring adverse effects are avoided, remedied or mitigated.
- 1.9.2 To encourage the use of the soil resource within the **Rural Effects Area** for agricultural purposes.
- 1.9.3 To ensure earthworks are managed so as to avoid, remedy or mitigate adverse effects on existing sensitive land use activities on adjoining and/or adjacent properties.
- 1.9.4 To specify and apply development standards, assessment criteria and other methods for proposals involving earthworks within the district.

Issue 2 - Coastal Environment

Otorohanga has three distinct coastal areas – the Kawhia and Aotea harbours and the open sea surf beach.

These areas are considered to be a significant part of the District's natural and cultural heritage. Parts of these harbours meet the criteria for "wetlands of international importance" and have strong cultural significance. These coastal areas are important to the District for their natural character and for the commercial and recreational opportunities they provide to residents and visitors. Characteristics of this environment include:

- recreational areas – boating and swimming, including Te Puia Hot Springs;
- commercial and recreational fishing areas;
- a high level of public access combined with scenic views;
- a high level of natural character and outstanding landscapes;
- karst and limestone features, large sand dune systems and cliffs;
- marine fossils;
- tidal estuaries and habitats for native flora and fauna;
- breeding and roosting grounds for migratory bird species;
- established settlements at Kawhia and Aotea;
- natural coastal processes;
- a significant number of cultural landmarks.

These characteristics are threatened by:

- erosion, accretion and siltation;
- pollution and weed invasion;
- overfishing and overuse by the public;
- dune de-stabilisation and subdivision in sensitive areas;
- intensified human settlement;
- drainage and reclamation of wetlands;
- inappropriate subdivision, development and land use;
- inappropriate vehicle use.

The landscape qualities and threats to the coastal environment have been identified. To address these matters Council has adopted a coastal management framework by incorporating a **Coastal Policy Area** into the District Plan. This policy area is a combination of the Coastal Landscape Environment and the Coastal Development Setbacks and takes account of the following;

- coastal hazards;
- landscape and natural character;
- significant ridgelines;
- physical coastal processes and features;
- coastal ecology;
- public access; and
- amenity.

Under the Resource Management Act 1991, the Council, as a matter of national importance, is required to recognise and provide for:

- The maintenance and enhancement of public access to and along the coastal marine area.
- The preservation of the natural character of the coastal environment (including the coastal marine area) and its margins from inappropriate subdivision use and development.

Council is also required to give effect to the provisions of the New Zealand Coastal Policy Statement.

2.1 Significant Issues

- 2.1.1 **Potential loss of the natural character and historic heritage values of the coastal environment caused by inappropriate land use, development and subdivision including cumulative effects.**
- 2.1.2 **Coastal hazards and important values, including landscape and natural character, physical coastal processes and features, coastal ecology, public access and amenity may affect or be affected by land use or subdivision activities.**
- 2.1.3 **Potential restriction of public access to and along the coastal marine area.**

2.2 Objectives

- 2.2.1 To preserve the natural character, coastal landscape, and historic heritage values of the coastal environment from inappropriate subdivision, land use and development.
- 2.2.2 To concentrate opportunities for subdivision and development within Kawhia Township and the Countryside Living Policy Area around Kawhia.
- 2.2.3 To avoid development and subdivision in visually and/or ecologically sensitive locations and areas at risk from natural hazards.
- 2.2.4 To retain open space and low density of development around the harbour margins.
- 2.2.5 To maintain and enhance public access to and along the coastal marine area while preserving the natural character of the coastal environment.

2.3 Policies

- 2.3.1 To identify a **Coastal Policy Area** on the Planning Maps.
- 2.3.2 To avoid multi-lot subdivision and associated development within the **Coastal Policy Area**.
- 2.3.3 To direct subdivision and development to Kawhia township and the **Countryside Living Policy Area** around Kawhia.

- 2.3.4 Within the **Countryside Living Policy Area** around Kawhia, promote clustering of development which avoids adverse cumulative effects, ribbon development and the loss of open space.
- 2.3.5 To ensure that subdivision, land use and development within the **Coastal Policy Area** is at a density, scale, intensity and in a location that preserves and enhances the character and, historic heritage values of the coastal environment, and takes into account:
- (a) geology, landform, indigenous vegetation and wildlife;
 - (b) natural coastal processes and natural hazards;
 - (c) intrinsic values of coastal ecosystems;
 - (d) the maintenance of indigenous biodiversity;
 - (e) potential for restoration;
 - (f) visual amenity;
 - (g) heritage values attached to places and features;
 - (h) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
 - (i) recognised customary activities;
 - (j) open space;
 - (k) public views of natural features, the coast, indigenous vegetation and water bodies.
- 2.3.6 Public access to coastal areas should:
- (a) be maintained and enhanced;
 - (b) not give rise to the destruction of features of the coastal environment; and
 - (c) not adversely affect the relationship of Maori with their ancestral lands, water, sites, waahi tapu and other taonga.
- 2.3.7 To specify and apply development control standards, assessment criteria and other methods for the design and location of development within the **Coastal Policy Area**.

Issue 3- Rural Character

Besides the towns of Otorohanga and Kawhia, the Otorohanga District is essentially a rural environment characterised by extensive open spaces occupied by dairy, sheep, beef, horticultural, production forestry and cropping activities. The district also has a range of dramatic and scenic landscapes comprising a central plain of rolling slopes which is bounded on the south, east and west by hill country. Mount Pirongia dominates the northern landscape with Mount Kakepuku in close proximity.

In recent times there has been a trend towards the development of rural land for countryside living. Multi-lot subdivision activities in some areas has strained existing infrastructural resources, altered visual character and affected rural amenity values. This type of activity also has the potential to affect the establishment and operation of lawfully established land use activities through reverse sensitivity complaint.

Despite this Council is of the opinion that new activities in the rural area need to internalise their adverse effects within their property boundaries. Council does not consider it appropriate to put in place buffers that extend onto neighbouring properties. Where the adverse effects extend beyond the property boundary Council will expect the operator to put measures in place to mitigate these effects. The lime manufacturing industry is of important economic and social significance in the Otorohanga District. There are large limestone quarries and the lime works on Old Te Kuiti Road. Operations at the Old Te Kuiti Road site associated with the lime works started in the 1960's.

While the Council recognises there is a demand for the continued provision of countryside living, this needs to be managed so that the existing rural character and function of the district and its infrastructure is not unduly compromised.

3.1 Significant Issues

3.1.1 Potential loss of rural character and amenity values, including visual amenity values, caused by:

- multi-lot rural residential subdivision;
- uncontrolled residential development;
- the cumulative effects of subdivision and development over time;
- ribbon development
- restricting outlooks and views
- the inappropriate design, size, height, location and/or use of buildings.

3.1.2 Risks of sensitive land use activities and/or subdivision within the rural environment restricting the establishment of rural land use activities and/or the continued operation of lawfully established activities.

3.2 Objectives

3.2.1 To retain the rural character and amenity values of an area through managing land use and development and controlling subdivision.

3.2.2 To avoid inappropriate subdivision of land in rural areas by directing and enabling opportunities for subdivision in and around the existing townships of Otorohanga and Kawhia.

3.2.3 To ensure that land use, subdivision and development activities in the **Rural Effects Area** avoid, remedy or mitigate any adverse effects including cumulative effects, upon the rural character of the area where they are located, or the amenity values which constitute this character. Rural Character includes:

- (a) small scale and low density and intensity of development;
- (b) scenic vistas;
- (c) high proportion of natural open space;
- (d) areas of indigenous vegetation and habitats of indigenous fauna;
- (e) natural features, including rolling hills, mature vegetation and water bodies;
- (f) agricultural working landscapes;
- (g) lawfully established activities and structures.

3.2.4 To discourage land use and subdivision activities that may be sensitive to the effects of existing lawfully established activities, from establishing in areas where they could be subject to adverse effects from these activities.

3.2.5 To ensure that land use and subdivision activities do not compromise the relationship of Maori cultural values to, and with, their ancestral lands, water, sites, waahi tapu and other taonga.

3.2.6 To recognise that sensitive land use and subdivision activities may be adversely affected by noise generated from traffic on State Highways and Railways.

3.3 Policies

3.3.1 Rural character is retained by managing activities in a way which:

- (a) restricts inappropriate development and subdivision in the wider **Rural Effects Area**;
- (b) provides development and subdivision opportunities in the **Countryside Living Policy Areas** around Otorohanga and Kawhia;
- (c) recognises, provides for and enables the continuation of lawfully established activities and the establishment of rural and agricultural land use activities.

3.3.2 To control development and subdivision in the **Rural Effects Area** so that rural land is not fragmented to the extent that existing lawfully established activities and potential future rural land use activities are constrained or subjected to unrealistic amenity expectations.

- 3.3.3 To avoid concentrated residential development in the **Rural Effects Area**.
- 3.3.4 To provide rural-residential type development through multi-lot subdivision opportunities only where vehicle access is obtained from **Countryside Living Access Roads**.
- 3.3.5 To manage the scale and intensity of activities so they are compatible with the rural character of the area in which they are to be located.
- 3.3.6 Activities sensitive to the effects of noise, dust, smoke, odour, spray drift, lighting, or high voltage electricity transmission lines, gas transmission lines or other existing lawfully established activities should locate in areas where the existing rural character does not include these effects.
- 3.3.7 In the **Rural Effects Area**, avoid, remedy or mitigate against the adverse effects, including cumulative effects, on rural character associated with:
- (a) density / intensity of development;
 - (b) altering visual amenity values from public places including roads;
 - (c) loss of privacy;
 - (d) loss of daylight;
 - (e) built form, building site and coverage, building setbacks, height and design;
 - (f) Deleted;
 - (g) traffic generation and insufficient roading capacity;
 - (h) excessive noise and vibration;
 - (i) objectionable odour;
 - (j) objectionable dust generation;
 - (k) earthworks;
 - (l) glare and light spillage;
 - (m) signs;
 - (n) compromising the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
 - (o) damage or removal of notable trees;
 - (p) damage or modification to any items and sites of historic or cultural heritage;
 - (q) stormwater and/or wastewater management; and
 - (r) reverse sensitivity concerns associated with existing lawfully established activities.
- 3.3.8 In the **Countryside Living Policy Area** where vehicle access is obtained from **Countryside Living Access Roads** and in addition to the matters listed in 3.3.7 above, consideration will also be given to:
- (a) size of sections;
 - (b) exterior storage of materials;
 - (c) exterior lighting;
 - (d) avoiding ribbon development;
 - (e) the clustering of building platforms;
 - (f) the retention of open space; and
 - (g) integration and relationships between buildings, access ways and landscaping with rural landscapes which include existing landforms, open space, visual outlook and natural features.
- 3.3.9 To discourage commercial and industrial activities from locating in areas where they have effects that are incompatible with:
- (a) rural residential activities in **Countryside Living Policy Areas**; or
 - (b) existing sensitive land use activities in the **Rural Effects Area**.
- 3.3.10 Subdivision, building and development should be located and designed to:
- (a) be sympathetic to and reflect the natural and physical qualities and characteristics of the area;

- (b) ensure buildings have bulk and location that is consistent with buildings in the neighbourhood and the locality;
- (c) avoid buildings and structures dominating natural features, adjoining land or public places;
- (d) encourage retention and provision of trees, vegetation and landscaping;
- (e) arrange allotments and buildings in ways that avoid ribbon development; promote the clustering of building platforms; and enables outlooks to views and open space, where appropriate, to be shared;
- (f) maintain adequate daylight and direct sunlight to buildings;
- (g) promote the use of energy efficient design, orientation and layout, where appropriate;
- (h) ensure adequate supply of potable water;
- (i) enable the continued operation and maintenance of existing lawfully established activities;
- (j) provide noise attenuation measures within buildings used for noise sensitive land use activities along state highway and railways.

3.3.11 To specify and apply subdivision and development control standards, assessment criteria and other methods to manage adverse effects arising from the use, development and subdivision of land within the **Rural Effects Area** including the **Countryside Living Policy Area**.

Issue 4 - Natural Hazards

Processes which form, shape and change the natural environment become natural hazards when they conflict with human activities or development. When development is permitted in hazard prone areas this conflict can increase. Some natural hazards can be accommodated during the land use process because their effects are reasonably predictable such as flooding, erosion, subsidence, and slippage. There are other natural hazards which are created by events where it is difficult to mitigate against the effects because the effects and the occurrence are not predictable – these include sea level rise, earthquake, volcanic eruption, tsunamis, high winds, drought, storm events and fire.

As a result of climate change, the Otorohanga District is at risk from increasing sea levels and greater climate variability, including changing temperature and rainfall patterns. The main immediate threats are the effects of higher storm intensities and potential for weather related natural hazards such as floods, slips and drought. Over the longer term sea level rise is likely to increase risks to coastal properties due to increased coastal flooding and erosion. The short and longer term effects associated with this have the potential to pose significant risks to life and property.

Concern over natural hazards is highest when there is the potential for loss of human life or damage to property. The highest level of conflict between development and natural hazards in the District occurs in the Aotea Township where significant episodes of coastal erosion have resulted in damage to property.

Council has adopted a coastal management framework by incorporating a Coastal Policy Area into the District Plan. This includes the application of coastal development setbacks to address coastal processes and hazards based on the following management areas:

- Coastal dunelands;
- Kawhia township;
- Aotea township;
- Coastal hardshores; and
- Coastal wetlands and flooding.

Given that national and regional direction seeks to avoid hard engineered coastal protection works as a solution to coastal erosion, Council is of the view that a precautionary approach should be taken.

Flooding is also a concern in the Otorohanga area with various flood protection works and building restrictions put in place since the 1958 flood. There has been greater precision in identifying areas of the district subject to, or potentially subject to, flood hazards. Based on this information a framework has been adopted to address flood hazard risks across the district – by managing and directing development away from risk areas.

Council's responsibilities under the Resource Management Act 1991 include:

- Having particular regard to the effects of climate change; and
- Controlling land use for the purpose of the avoidance or mitigation of natural hazards; and
- Controlling subdivision so that:
 - (i) any land or structure on the land is not, or is not likely to be subject to material damage by natural hazards; or
 - (ii) any subsequent use that is likely to be made of any land does not accelerate, worsen or result in material damage to land, other land or structures by natural hazards.

4.1 Significant Issues

- 4.1.1 **Risk of material damage to land, and risk to human life and property caused by natural hazards.**
- 4.1.2 **Inappropriate land use and subdivision activities creating or accelerating existing or potential natural hazard risks.**
- 4.1.3 **As a result of climate change, the district is at risk from increasing sea levels and greater climate variability, including changing temperature and rainfall patterns and increasing storm intensities.**

4.2 Objectives

- 4.2.1 To ensure that land use, development or subdivision activities do not contribute to, or accelerate, natural hazards.
- 4.2.2 To ensure land use, development and subdivision activities are not adversely affected by existing or potential natural hazards in the District.
- 4.2.3 To manage development and to restrict further subdivision on sites identified as being at significant risk to human life and / or damage by natural hazards.

4.3 Policies

- 4.3.1 To manage development and avoid subdivision activities in areas of high natural hazard risk by:
 - (a) Assessing the suitability of proposed buildings and locations where they are proposed to be erected within hazard areas through the resource consent process.
 - (b) Requiring buildings in hazard areas, in particular at Aotea to be relocatable.
 - (c) Prescribing minimum floor levels for habitable buildings and useable floor area ratios.
 - (d) Enabling the establishment of new buildings and the construction of additions to existing buildings subject to assessing the potential of land on which buildings are to be built to be subject to material damage by erosion, subsidence, falling debris, slippage, inundation and flooding.
- 4.3.2 That land use, development or subdivision shall be located, designed and managed so that it is not adversely affected by, and does not contribute to or accelerate natural hazards so as to cause material damage to land or buildings, or pose a risk to human life.
- 4.3.3 To manage subdivision and development in hazard prone areas, through establishing controls in relation to, and mapping of:
 - (a) **A Coastal Policy Area with Wetland, Hardshore and Coastal Dunelands Development Setbacks;**
 - (b) **A River Hazard Zone;**
 - (c) **Extreme, High and Moderate Hazard Risk Areas** at Aotea Township.

- 4.3.4 To establish building platform criteria and riparian setbacks for subdivision and development in areas outside of the **River Hazard Zone**.
- 4.3.5 To specify and apply subdivision and development control standards, assessment criteria and other methods to enable the management of natural hazard issues within the district.

Effects on Physical Environment

Land use and subdivision activities have the potential to adversely affect features of the built / human environment if not properly managed and controlled. Council is particularly concerned with effects on amenity values, heritage / cultural values, and road safety.

In addition to this the Council has specific functions under the Resource Management Act 1991 which concern the subdivision of land, hazardous substances, contaminated land, noise, designations and the use of the surface water in lakes and rivers.

These issues are addressed in the following issue statements:

- 5 Neighbourhood character
- 6 Subdivision of land
- 7 Heritage / cultural values
- 8 Safety of road users
- 9 Hazardous substances
- 10 Contaminated land
- 11 Network utility operations
- 12 Surface water activities

These issues all have district wide implication and are principally concerned with how land use and development activities have the potential to adversely affect aspects of the environment which are focussed on built and/or human elements.

Issue 5 – Neighbourhood Character

Otorohanga is the largest urban settlement in the district. It is characterised by a busy commercial core, industrial and residential areas with large sections, low site coverage, quiet streets and open spaces.

The other significant urban settlement in the District is Kawhia, located on the shore of the Kawhia Harbour. Kawhia is extremely significant to the people of Tainui as the resting place of the Tainui canoe and has a vibrant Maori and European history.

Aotea harbour also has a significant Maori and European history. It is relatively untouched by built development apart from the seaside settlement of Aotea.

Changes to existing land use patterns, through development and subdivision, have the potential to enhance, maintain or detract from the amenity values and existing neighbourhood character of the District. The adverse effects from these changes may include:

- loss of privacy and access to sunlight;
- lack of private on-site areas for outdoor living purposes;
- reduction in open space and trees/plantings;
- inappropriate setback of development from historic, archaeological and cultural sites;
- traffic congestion and increased demand for parking;
- loss of notable trees;
- degradation of visual amenity, including changes to the streetscape and loss of significant public views;
- noise, glare, dust and odour intrusion;
- inadequate stormwater and/or wastewater management;
- increased density / intensity of development;
- reverse sensitivity;

- excessive or unnecessary earthworks;
- unsightly outdoor storage of materials.

Council is aware that the provisions of the District Plan are the key determinants of the future form and function of both urban and rural areas. The Council wants to make sure that development under permitted activity rules will not detract from or diminish the existing neighbourhood qualities and characteristics of any area where development is proposed to take place. Of particular importance is:

- maintaining and enhancing the characteristics and features of an area which contribute to how those people who already live there may appreciate and value it;
- providing for appropriate forms of development; and
- ensuring where significant change to the existing form and scale of development is proposed, that opportunity for public participation in decisions is afforded to people who may be affected by it, through the resource consent process.

Council under the Act is required to have particular regard to the maintenance and enhancement of amenity values, and to the quality of the environment.

5.1 Significant Issue

5.1.1 Potential loss of and risk to neighbourhood character and, amenity, cultural and heritage values caused by:

- intensification of development;
- poorly designed layout of subdivision;
- conflict between incompatible activities;
- inappropriately designed and located buildings.

5.2 Objectives

5.2.1 To retain the neighbourhood character, heritage, cultural and amenity values of an area through managing land use and development and controlling subdivision.

5.2.2 To ensure that land use, development and subdivision activities in the **Urban Services Effects Area** and **Urban Limited Services Effects Area** for Otorohanga, maintain or enhance the neighbourhood character of the area where they are located, and the heritage, cultural and amenity values which constitute this character. The neighbourhood character includes:

- a rural service centre and tourism function;
- a defined roading hierarchy based on road function and existing land use patterns;
- a defined pedestrian precinct;
- existing areas of industrial activity;
- low density development;
- large residential section sizes; and
- private and public open space.

5.2.3 To ensure that land use, development and subdivision activities in the **Urban Limited Services Effects Area** in Kawhia and Aotea avoid, remedy or mitigate adverse effects on the neighbourhood character of the area where they are located, and the heritage, cultural and amenity values which constitute this character. The neighbourhood character includes:

- low density development;
- a defined roading hierarchy based on road function and existing land use patterns;
- a defined pedestrian precinct in Kawhia;
- a relaxed coastal lifestyle;
- open space;
- scenic coastal vistas; and
- a unique and distinctive Maori cultural heritage.

- 5.2.4 To contain the adverse effects of land use activities on existing neighbourhood character and amenity values within the property on which they are generated.
- 5.2.5 To discourage land use and subdivision activities that may be sensitive to the effects of existing commercial or industrial activities, from establishing in areas which could be subject to adverse effects from those activities.
- 5.2.6 To recognise that sensitive land use and subdivision activities may be adversely affected by noise generated from traffic on State Highways and Railways.
- 5.2.7 To discourage commercial and industrial activities which have effects that are incompatible with residential activities from establishing in residential areas.
- 5.2.8 To ensure that land use and subdivision activities do not compromise the relationship of Maori cultural values to, and with, their ancestral lands, water, sites, waahi tapu and other taonga.

5.3 Policies

- 5.3.1 Land use, development and subdivision activities in the **Urban Services** and **Urban Limited Services Effects Area's** should not detract from or degrade the existing neighbourhood character or amenity values of the area within which they are to be located.
- 5.3.2 Avoid, remedy or mitigate against the adverse effects associated with:
 - (a) density / intensity of development;
 - (b) visual appearance;
 - (c) size of sections;
 - (d) loss of privacy;
 - (e) loss of daylight;
 - (f) lack of private outdoor recreation and service space;
 - (g) built form, building site and coverage, building setbacks, height and design;
 - (h) lack of landscaping;
 - (i) exterior storage of materials;
 - (j) traffic generation;
 - (k) glare and light spillage;
 - (l) noise and vibration;
 - (m) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga being compromised;
 - (n) objectionable odour;
 - (o) dust generation;
 - (p) earthworks;
 - (q) signs;
 - (r) damage or removal of notable trees and existing mature vegetation;
 - (s) damage or modification to any items and sites of historic or cultural heritage; and
 - (t) stormwater and/or wastewater management.
- 5.3.3 The density and type of development should not exceed the capacity of the area to absorb the adverse effects, including cumulative effects, of the development on amenity, water quality, wastewater management, stormwater runoff, ecological values, road function, health or safety.
- 5.3.4 Subdivision, building and development should be located and designed to:
 - (a) be sympathetic to and reflect the natural and physical qualities and characteristics of the area;
 - (b) ensure buildings have bulk and location that is consistent with buildings in the neighbourhood and the locality;
 - (c) avoid buildings and structures dominating adjoining land or public places;
 - (d) retain private open space and access to public open space;
 - (e) encourage retention and provision of trees, vegetation and landscaping;

- (f) arrange allotments and buildings in ways that outlooks to views and open space can be shared, where appropriate;
- (g) maintain adequate daylight and direct sunlight to buildings;
- (h) promote the use of energy efficient design, orientation and layout, where appropriate;
- (i) provide adequate outdoor living and service areas and maintain privacy;
- (j) avoid glare and light spill; and
- (k) ensure adequate supply of potable water.
- (l) provide noise attenuation measures within buildings used for noise sensitive land use activities along State Highway and Railways.

5.3.5 To specify and apply subdivision and development control standards, assessment criteria and other methods to manage adverse effects arising from the use, development and subdivision of land within the **Urban Services** and **Urban Limited Services Effects Areas**.

Issue 6 – Subdivision of Land

Subdivision is the process of changing the boundaries of land and, as such, it can have a major impact on the pattern of land development and use. It is often the first step in the process of land development, but can also be used to allow existing development on a single certificate of title to be held in separate ownership.

In the Otorohanga District there are three categories of land – Crown owned land (5,000ha, 3%), Maori land (16,138ha, 8%), and land in freehold title (176,000ha, 89%).

Most subdivision in the District relates to land in freehold title (fee simple, cross lease or unit title). It is important to recognise the positive effects of subdivision, including the role it plays in the repopulation and development of rural areas and providing a means by which services and facilities within the District can be retained and enhanced.

Further to this, Council acknowledges its role in managing the range of adverse effects which may occur as a result of subdivision. These include:

- increased demand for infrastructural and reserve facilities;
- increased pressure on land caused by stormwater management and waste disposal needs;
- inappropriate patterns and location of subdivision such as ribbon development;
- a decrease in road safety;
- potential damage to archaeological, historic or cultural sites, and notable trees;
- degradation of amenity/conservation values (including visual amenity values);
- loss of neighbourhood character;
- reverse sensitivity;
- creation or acceleration of natural hazards;
- loss of land, human life or property from material damage by natural hazards;
- a reduction in the range of future possible uses for land; and
- inefficiency of infrastructure.

Widespread and uncontrolled rural residential development across the district is undesirable. Council believes that an adequate range of sustainable living environments can be provided by directing residential and countryside living development to areas either within or in close proximity to the townships of Otorohanga and Kawhia. Accordingly Council will control the form and design of multi-lot subdivisions, and the future development of these, to ensure that any adverse effects on the environment are managed in an integrated and sensitive manner.

Opportunities for subdivision in the wider rural area have been restricted so that adverse effects on rural character, natural values and established rural land use activities are avoided. Council considers that subdivision should avoid sensitive areas, such as the slopes of Mt Pirongia and the coastal areas of the district. Incentives for the protection of indigenous bush, wetlands and habitats are provided in certain circumstances through the provision of additional subdivision opportunity.

This strategy is intended to reduce current pressures for speculative and dispersed subdivision in the wider rural areas, including in environmentally sensitive locations, while ensuring that subdivision can occur in locations that will result in a positive benefit to the district as a whole.

The control of subdivision is a method that Council can use to achieve its functions under the Resource Management Act 1991. In addition to this Council also has the responsibility to recognise and provide for:

- the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, lakes, rivers and their margins from inappropriate subdivision;
- the protection of outstanding natural features and landscapes from inappropriate subdivision; and
- the maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers.

6.1 Significant Issues

6.1.1 Inappropriate subdivision of land leading to the potential loss of:

- rural character, neighbourhood character and amenity values;
- the natural character of the coastal environment, wetlands, lakes and rivers, and their margins;
- outstanding landscapes and other environmentally sensitive locations;
- the productive and/or life-supporting capacity of the soil resource;
- areas of heritage and/or cultural values;
- the safety and efficiency of the transport network;
- the capacity of infrastructural services and facilities;
- the capacity of the environment to absorb wastewater and stormwater;
- public access to the coastal environment, to rivers, streams and lakes and the quality of these environments; and
- indigenous biodiversity values.

6.1.2 Subdivision activities being undertaken in inappropriate locations, including:

- areas of Outstanding Landscapes and Landscapes of High Amenity Value;
- sensitive areas of the coastal environment, wetlands, lakes and rivers and their margins;
- areas containing significant indigenous vegetation and significant habitats of indigenous fauna;
- areas that are important for maintaining indigenous biodiversity;
- sites of historic and cultural heritage value;
- areas traversed by gas and high voltage electricity lines;
- areas of contaminated land;
- areas prone to natural hazards; and
- land used for intensive farming purposes and/or containing existing hazardous and/or industrial facilities.

6.2 Objectives

6.2.1 To maintain the rural and neighbourhood character of the district by:

- (a) directing and enabling opportunities for multi-lot subdivision in and around Otorohanga and Kawhia; and
- (b) enabling limited, small-scale subdivision within the Rural Effects Area.

6.2.2 To avoid subdivision in visually and/or ecologically sensitive locations and areas at risk from natural hazards.

- 6.2.3 To ensure that the form and location of subdivision within the district does not detract from or compromise:
- (a) existing rural character, neighbourhood character and amenity values;
 - (b) landscapes and natural character of the coastal environment;
 - (c) **Outstanding Landscapes** and **Landscapes of High Amenity Value** and other environmentally sensitive areas, including wetlands, lakes and rivers, and their margins;
 - (d) the productive and/or life-supporting capacity of the soil resource;
 - (e) areas of historic, cultural and heritage value;
 - (f) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga;
 - (g) the continued operation of lawfully established activities;
 - (h) the safety of road users and residents;
 - (i) the function of the road in relation to neighbourhood character;
 - (j) the capacity and operation of infrastructural services and network utilities;
 - (k) the capacity of the environment to absorb wastewater and stormwater;
 - (l) significant indigenous vegetation and habitats of indigenous fauna; and
 - (m) public access to the coastal environment, to rivers, streams and lakes and the quality of these environments.
- 6.2.4 To ensure that future land use activities which may be undertaken on land being subdivided avoid adverse effects arising from:
- (a) contaminated soil;
 - (b) natural hazards;
 - (c) existing electricity generation activities and high voltage electricity transmission lines;
 - (d) natural gas lines;
 - (e) substandard / unsafe vehicle access;
 - (f) inability to manage stormwater and wastewater; and
 - (g) inability to connect to electricity and/or telecommunications services;
- 6.2.5 To ensure that public access to, and the protection of, the coastal environment and margins of rivers, lakes and streams is maintained and developed where appropriate.

6.3 Policies

- 6.3.1 To identify a **Countryside Living Policy Area** which overlays the **Rural Effects Area** surrounding Otorohanga and Kawhia on the Planning Maps.
- 6.3.2 To provide multi-lot subdivision opportunities within the **Urban Services Effects Area** and **Urban Limited Services Effects Areas**, and **Countryside Living Policy Areas**.
- 6.3.3 To maintain rural character, the productive capacity of high quality soils and the life supporting capacity of the soil resource by providing limited subdivision opportunity on properties larger than 20 hectares within the **Rural Effects Area** (where they are not able to be subdivided under Section 2 of the Subdivision Chapter of this District Plan).
- 6.3.4 To provide additional subdivision opportunities where any proposed subdivision will result in the protection and ongoing management of areas of indigenous vegetation, significant natural features, habitats and wetlands.
- 6.3.5 To control, manage and/or restrict subdivision activities:
- (a) within the **Coastal Policy Area**;
 - (b) within the **Landscape Policy Area**;
 - (c) within close proximity to high voltage electricity transmission lines and high pressure natural gas transmission pipelines;
 - (d) on contaminated or potentially contaminated land;

- (e) on land which is subject to or potentially subject to natural hazards, including within the **Urban Limited Services Effects Area** at Aotea; and
 - (f) in relation to waterways within the district including but not limited to the Waikato and Waipa Rivers.
- 6.3.6 To avoid any subdivision which would compromise the achievement of other relevant objectives and policies of the district plan relating to the coastal environment, natural landscapes and features, mineral and soil, contaminated land and natural hazards.
- 6.3.7 To require new lots to have safe and efficient legal access to a formed public road.
- 6.3.8 To ensure that the density, intensity, location, design and appearance of any subdivision, including associated roads, potential future land use, public access, public utilities and reserves, creates a pleasant and safe environment that is compatible with:
 - (a) existing neighbourhood character;
 - (b) existing rural character;
 - (c) existing activities undertaken on adjoining or nearby land;
 - (d) **Outstanding Landscapes** and **Landscapes of High Amenity Value**; and
 - (e) existing heritage and cultural values.
- 6.3.9 To require that subdivisions are designed having regard to the use of the site and the demand it places on infrastructural services and facilities.
- 6.3.10 To ensure that boundaries of proposed lots do not cause non-compliance with any other provision in the Plan, including development control standards for buildings in relation to boundaries.
- 6.3.11 To ensure that:
 - (a) subdivision activities do not adversely affect or compromise any known or identified areas and/or items of historic heritage value; and
 - (b) appropriate protocols are followed in the event of discovery of previously unrecorded and/or discovered items or sites.
- 6.3.12 To ensure that the subdivision activities do not compromise the relationship of Maori and their culture and traditions with, their ancestral lands, water, sites, waahi tapu and other taonga
- 6.3.13 Subdivision proposals creating allotments that adjoin the coastal marine area, or a river, stream or lake should address provisions for the creation of esplanade strips/reserves.
- 6.3.14 To require that any subdivision creating more than three lots is designed in a comprehensive and integrated manner which includes:
 - (a) mitigation planting and landscaping;
 - (b) identification of building platforms and no-build areas in relation to sensitive natural features;
 - (c) specification of setbacks; and
 - (d) provision and management of water supply, wastewater and stormwater;
- 6.3.15 To specify and apply standards, rules, assessment criteria and other methods for the appropriate distribution, design, location, intensity and density for all subdivision activities within specific parts the district.

Issue 7 – Historic Heritage

Within the Otorohanga District there are a range of heritage areas, landscapes, buildings, structures, archaeological sites, natural features, traditional and sacred places. The district, particularly in coastal areas, has an extensive recorded history of early Maori settlement and activity.

By identifying, protecting, recording and/or interpreting historic heritage features we are developing and maintaining an important link with the past which contributes to our sense of community and cultural identity.

Historic heritage items are often fragile and non-renewable resources which may be destroyed by development or natural processes. In the Otorohanga District items of heritage value include:

- Buildings;
- registered and recorded archaeological sites (pa, urupa, waahi tapu areas and other traces of human settlement);
- karst and limestone features, fossil remains, coastal ecosystems, sand dunes, endemic plants, notable trees and rock features.

These items are threatened by adverse effects such as erosion, siltation, pollution, overgrazing and alterations to water courses, which result from subdivision and land use and may include mining, quarrying, earthworks, rubbish disposal, afforestation and deforestation.

The Council has identified recorded archaeological sites within the district on the planning maps. This information has been derived from the New Zealand Archaeological Association database. This database is under constant review and the level of accuracy is increasing as a result of improved recording techniques.

All registered historic buildings within the district are also identified on the planning maps. This information is obtained from the New Zealand Historic Places Trust register.

Council also acknowledges the development of some Iwi/Maori Management Plans and heritage registers which are a useful resource in establishing the location of heritage sites and protocols for their ongoing management. Where the processes used to collect and retain the heritage information have been independently audited by an agreed process, Council through the Plan or the plan change process will recognise the sites identified in Iwi Management Plans in the same manner as NZAA and NZHPT scheduled sites. The inclusion of any new sites of significance to iwi/hapu in the plan will require a formal plan change to enable their inclusion. Any such plan change will be required to follow the procedures set out in the First Schedule to the Resource Management Act 1991.

Council notes that Te Runanga o Ngati Hikairo has recently developed and lodged with Council the Te Tahuaniui: Ngati Hikairo Heritage Management Plan 2010. Council recognises this plan and has entered into a formal agreement with Te Runanganui o Ngati Hikairo as to how this information will be shared and used. Council and Te Runanganui o Ngati Hikairo see this as an important step forward on this matter. Council will also actively seek to progress such opportunities with other Iwi Authorities of the district.

It must be noted however, that these do not represent all sites within the district, and there is potential with all development that previously unrecorded sites could be discovered.

Whilst Council recognises the above Iwi Management Plan, Council also acknowledges other Iwi Management Plans, including the Te Runanganui o Ngati Hikairo Freshwater Management Plan 2005 – 2015 and He Mahere Taiao - Maniapoto Iwi Environmental Management Plan 2007.

Council has also undertaken a community survey and assessment of notable trees within the district. As part of this a number of trees have been identified as requiring protection, and these are also identified on the planning maps.

Council under the Resource Management Act 1991 has the responsibility to recognise and provide for:

- the relationship of Maori and their culture and traditions with their ancestral lands, water sites, waahi tapu, and other taonga; and
- the protection of historic heritage from inappropriate subdivision, use and development.

7.1 Significant Issue

7.1.1 Risk of alteration to, modification or destruction of, historic heritage values of sites, buildings, places, notable trees and their relationship to the surrounding area from inappropriate land use, development or subdivision.

7.2 Objectives

7.2.1 To recognise and where appropriate, protect historic heritage sites, buildings, notable trees, places and other items of historic heritage and their relationship to the surrounding area from inappropriate subdivision, use and development.

7.3 Policies

7.3.1 To identify registered and recorded items of historic heritage value and notable trees on the Planning Maps.

7.3.2 To recognise and provide for the protection of waahi tapu, waahi tipuna and other sites of significance to Iwi/Hapu.

7.3.3 To ensure sensitive and confidential information pertaining to historic heritage sites is managed in accordance with agreed protocols.

7.3.4 Registered historic heritage sites, buildings and places in the District should be retained; and

- (a) scheduled items must not be demolished or removed unless their condition poses a risk to human life and reasonable alternative options are found to be impracticable or uneconomic; or
- (b) any alterations to scheduled items should be consistent with the scale, style, character and materials of the item and should retain cultural and heritage values that are attached to it; and
- (c) any adverse effects on the relationship of sites with the surrounding area should be avoided, remedied or mitigated.

7.3.5 Damage to recorded and discovered historic heritage sites, buildings, places and items of heritage value should be avoided.

7.3.6 Establish and recommend the use of protocols for resource users, Council and relevant iwi or heritage authorities that will take effect upon the discovery of previously unrecorded archaeological sites.

7.3.7 No subdivision, use or development should result in the destruction of or adverse effects upon any scheduled notable tree. In particular:

- (a) Removal of a notable tree shall only occur if the tree is in an unsafe condition and as a result there is a serious risk to human life or property;
- (b) Any works on any notable tree shall not adversely affect the form, health or appearance of the tree;
- (c) Any activity within the drip line of any notable tree shall not adversely affect the root health of the tree; and
- (d) Any groundwork's within the drip line of any notable tree shall not adversely change the surrounding natural ground water level and drainage patterns.

7.3.8 In managing the District's historic heritage sites, where appropriate Council will use a range of methods, such as;

- (a) Conservation principles contained in the International Council on Monuments and Sites, New Zealand Charter for the Conservation of Places Cultural Heritage Value (ICOMOS);
- (b) Cultural Impact Assessments;
- (c) Conservation and Open Space Covenants;
- (d) Heritage Orders;
- (e) Conservation Plans; and
- (f) Heritage Assessments.
- (g) Use of the LTCP process to develop funding policies and to enable assistance to be provided where appropriate for the identification and/or protection of historic heritage sites.

7.3.9 To specify and apply standards, rules, assessment criteria and other methods for the management of historic, cultural and heritage values within the district.

Issue 8– Safety of Road Users

The transport network throughout the Otorohanga District is integral to the way that the District functions at a social and economic level. The District has approximately 800km of roads and 20km of railway (North Island Main Trunk).

New Zealand Transport Agency administers approximately 85 kilometres of State Highway (State Highways 3, 30, 31 and 39). State Highways 3 and 39 are regionally significant strategic road corridors. Both Otorohanga District Council and New Zealand Transport Agency have responsibility for road safety issues as road controlling authorities. New Zealand Railways Corporation administers the national rail network. Waikato Regional Council provides an overview of roading issues under its Regional Policy Statement and Regional Land Transport Strategy documents.

Most activities in the District are dependent on road access. These activities may have adverse effects on the safety of pedestrians, cyclists and other road users in the District. The most likely causes of crashes from these adverse effects include:

- road icing and damaged road surfaces;
- traffic congestion and poor visibility at road intersections and railway level crossings;
- driver distraction;
- unsafe pedestrian areas.

All land use activities have the potential to generate traffic. Community consultation indicated that adequate parking, appropriate design and location of vehicle access, loading and manoeuvring spaces for these vehicles should be provided onsite wherever possible for all land uses in the District. Inadequate provision of onsite parking and loading spaces can result in:

- danger to pedestrians and road users;
- inefficient road use;
- loss of neighbourhood character.

8.1 Significant Issues

8.1.1 Risk to the safety of road users and the efficient operation of roads created by:

- inappropriately designed or located vehicle entranceways;
- the volume of traffic created by an activity;
- shading of roads and restriction of sight lines by trees and crops;
- the use of roads, intersections, private accessways and railway crossings;
- obstruction of sight lines at road intersections and railway level crossings;
- poorly designed or located signs;
- glare or light spillage;
- dust drift;
- inadequate mitigation measures accompanying development;
- inadequate on site parking provision;
- poorly designed or located onsite parking and loading spaces; and
- poorly designed roading layouts.

8.2 Objectives

- 8.2.1 To ensure that the volume of traffic generated by land use, development and subdivision activities does not adversely affect road safety or the efficient operation of the transport network.
- 8.2.2 To ensure that the safety and function of the transport network is not adversely affected or compromised by:
- (a) inappropriate location and inadequate design of road intersections and vehicle entranceways;
 - (b) the location of trees and crops, or structures in relation to vehicle entranceways, roads, and railway level crossings;
 - (c) the design, location and lighting of signs;
 - (d) glare or light spillage from artificial lighting;
 - (e) dust drift;
 - (f) the design and location of parking and loading spaces; and
 - (g) Insufficient provision of on-site parking, loading and manoeuvring areas.

8.3 Policies

- 8.3.1 To identify the existing function of roads and recognise the surrounding land use character by incorporating a roading hierarchy of **Order 1, 2, 2A and 3** roads into the district plan.
- 8.3.2 The traffic generated by an activity does not overload the transport network to the extent that the existing function, design and safety of the road, State Highway, or railway level crossing is compromised or adversely affected.
- 8.3.3 That safe access to and from roads and State Highways is maintained by requiring that entranceways, rights-of-way and roads are constructed to a standard that is appropriate for their intended use.
- 8.3.4 The efficiency of the transport network is ensured by appropriate location, spacing, construction and use of property entranceways and intersections in a manner which does not significantly disrupt traffic or adversely impact on the safe and efficient operation of a railway level crossing.
- 8.3.5 The safety of users of the transport network should not be adversely affected by:
- (a) the planting of trees and crops that reduce visibility at road or State Highway intersections, railway crossings, entranceways or rights-of-way;
 - (b) the planting of trees that result in the icing of any road pavement;
 - (c) signs located in a manner which reduces visibility at road or State Highway intersections or entranceways, or at a railway level crossing;
 - (d) signs that are distracting or confusing for drivers, including temporary or advertising signs that conflict with, or reduce the effectiveness of, official signs;
 - (e) the intensity, design, orientation and nature of lighting, including illuminated signs, where this is likely to cause distraction to drivers vision;
 - (f) the potential for reflective surfaces to cause temporary impairment of driver vision;
 - (g) dust drift which creates visibility problems for road users or train drivers;
 - (h) insufficient sight visibility from entranceways, road intersections, and railway level crossings; and
 - (i) inadequate provision of on-site car parking, loading and manoeuvring areas.
- 8.3.6 The location and design of car parking and loading spaces shall not:
- (a) create a nuisance for adjoining land users; and
 - (b) create a road safety hazard.

8.3.7 To establish standards, rules, assessment criteria and other methods for the management of:

- (a) traffic generation;
- (b) vehicle entranceways;
- (c) roads;
- (d) parking, loading and manoeuvring areas;
- (e) signs;
- (f) planting of trees and crops; and
- (g) Railway level crossings.

Issue 9 – Hazardous Substances

Many activities that are undertaken in the Otorohanga District rely on the use, storage, disposal, or transportation of hazardous substances. Otorohanga District Council shares the responsibility of controlling the use of land in order to prevent or mitigate against the adverse effects of the storage, use, disposal or transportation of hazardous substances with the Waikato Regional Council, as set out in Sections 30 and 31 of the Resource Management Act 1991. The range of facilities and activities that deal with hazardous substances in the District include:

- factories, manufacturing and processing plants, and depots;
- service stations, carwreckers, panelbeaters, and spray painters;
- quarrying and mining;
- farms
- landfills and refuse transfer sites;
- sawmills and timber processing plants;
- sewage treatment plants and septic tank waste processing and disposal.

Inappropriate use, storage, disposal, and transportation of hazardous substances may lead to a range of adverse effects such as:

- pollution;
- damage to land, property and sensitive environments;
- compromising public health and safety or cultural integrity.

Community consultation indicated that the primary concern was in respect of industrial/ trade premises which are likely to use larger quantities or more toxic hazardous substances.

9.1 Significant Issue

9.1.1 **Risk of accidents and damage to human or animal life, property and the environment caused by the inappropriate use, storage, disposal or transportation of hazardous substances.**

9.2 Objectives

9.2.1 To control land use, development and subdivision activities for the purpose of preventing or mitigating any adverse effects associated with the storage, use, disposal or transportation of hazardous substances.

9.3 Policies

9.3.1 Adverse effects on the environment associated with the use, storage or disposal of hazardous substances shall be prevented or mitigated.

9.3.2 The use, storage or disposal of hazardous substances should be prevented in locations where accidental release will result in adverse effects on the health and safety of people or water bodies within the District.

- 9.3.3 Land use activities involving the use, storage and/or disposal of hazardous substances shall be separated from other sensitive activities so that adverse effects on them arising from accidental release are able to be prevented.
- 9.3.4 Order 3 roads within the **Urban Services Effects Area** or **Urban Limited Services Effects Areas** shall not be used for the bulk transportation of hazardous substances.
- 9.3.5 Activities involving the use, storage and transportation of hazardous substances should be designed and operated so as to:
- (a) avoid harm to people, property and the environment;
 - (b) minimise the potential for accidental release; and
 - (c) protect the community and people from potential contamination.
- 9.3.6 To establish standards, rules, assessment criteria and other methods for land use activities involving the use, storage, transportation or disposal of hazardous substances.

Issue 10 – Contaminated Land

Past use of chemicals in industry, agriculture and horticulture has left a legacy of soil contamination in New Zealand. It cannot be assumed that any affected land is safe for use unless it has been identified, assessed and if necessary contained or cleaned up. Potential problems need to be addressed when potentially contaminated land is proposed to be used, developed or subdivided for residential use.

The Waikato Regional Council has the function under the Resource Management Act 1991 of “the investigation of land for the purposes of identifying and monitoring contaminated land”. Otorohanga District Council has the function under the Resource Management Act 1991 of “the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land”.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 took effect on 1 January 2012.

The regulations set out standards and rules which apply to the use, development and subdivision of contaminated or potentially contaminated land. Council will administer the provisions of the regulations through assessment of consent requirements at the time development or subdivision proposals are put forward for consideration.

10.1 Significant Issue

- 10.1.1 **Potential risk to human health from land use and subdivision activities occurring on contaminated land.**

10.2 Objectives

- 10.2.1 To ensure land that contains or potentially contains, contaminated land and which is proposed to be developed or subdivided is safe for human use.
- 10.2.2 To prevent or mitigate any adverse effects on human health arising from the use, development or subdivision of contaminated land.

10.3 Policies

- 10.3.1 To require the provision of information, including preliminary and detailed site inspections, at the time land is proposed to be used, developed or subdivided where land is or has previously been used for any activity identified on the Hazardous Activities and Industries List.
- 10.3.2 To use soil guideline values to determine the concentrations of contaminants in the soil at which risk to human health is considered acceptable.

- 10.3.3 To require management, including remediation, of contaminated land which poses an unacceptable risk to human health. Prior to its use, development or subdivision land shall be confirmed as safe for human habitation purposes.
- 10.3.4 To enable subsurface investigations of land to determine the presence, extent and nature of any soil contamination.
- 10.3.5 To specify and apply standards, rules, assessment criteria and other methods for activities which are proposed to be established or undertaken on land which may contain contaminated land.

Issue 11 – Network Utility Operations and Electricity Generation

Network utility operators and electricity generation activities and their associated infrastructure provide a variety of services to the District including rail, road, electricity supply, telecommunications, meteorological activities, water supply, sewage treatment, drainage, gas supply and reticulation. The provision of these services provides positive effects and is important to the ongoing wellbeing of the community.

In addition a number of sites in the District are designated for particular purposes such as police stations, schools, carparks, pounds, prison or proposed reserves. These activities can have similar adverse environmental effects to other activities and should be treated accordingly. In some situations there are exclusions in the Plan for these activities where they will not create an effect.

The Waipapa Hydro Power Station forms part of the Waikato Hydro Scheme which provides electricity generation activities to the national grid. Under current legislation this cannot be designated. The National Policy Statement for Renewable Electricity Generation 2011 requires Council to recognise renewable electricity generation activities within the District. This is achieved through the **Waipapa Core Site – Renewable Electricity Generation Policy Area**.

The Council is required to give effect to the National Policy Statement on Electricity Transmission which came into effect on 10 April 2008. In developing relevant objectives, policies, methods and maps the Council consulted with Transpower New Zealand Ltd and is satisfied that the relevant provisions of the NPS have been given effect to. Council is also required to observe and enforce National Environmental Standards relating to electricity transmission and telecommunication facilities.

Development and the community rely on the continuing supply of existing utility services to remote locations in the district. Issues arise if such services are terminated.

11.1 Significant Issues

- 11.1.1 **Risk of adverse environmental effects caused by the inappropriate development and use of utility networks and designated land.**
- 11.1.2 **Risk of adverse effects on the safe and efficient operation of network utilities caused by inappropriately located land use and / or subdivision activities.**
- 11.1.3 **Demand for energy is increasing and it is a national priority to provide for the operation and development of renewable electricity generation activities and to have particular regard to the benefits derived from renewable energy.**

11.2 Objectives

- 11.2.1 To ensure that network utility operators, electricity generators and designating authorities avoid, remedy or mitigate against the adverse environmental effects that their activities may have.
- 11.2.2 To ensure that the operation of existing network utilities and electricity generation activities, and their associated infrastructure, are not compromised by inappropriate land use, development or subdivision activities.

- 11.2.3 To ensure that the adverse effects from the use and development of land for Network Utility Operation, electricity generation activities or designations on the values of historic heritage sites, **Outstanding Landscapes**, **Landscapes of High Amenity Value** or existing rural and neighbourhood character are avoided, remedied or mitigated.
- 11.2.4 To promote the efficient establishment, use and maintenance of network utilities, renewable electricity generation and associated infrastructure necessary for the well-being of the community.
- 11.2.5 To promote the on-site storage of potable water at Kawhia.
- 11.2.6 To have particular regard to the benefits to be derived from the use and development of renewable energy.

11.3 Policies

- 11.3.1 Network Utility Operations and electricity generation activities or proposed designations should avoid, remedy or mitigate any adverse effects on:
 - (a) Historic heritage sites; or
 - (b) **Outstanding Landscapes** and **Landscapes of High Amenity Value**.
- 11.3.2 Network Utilities and new electricity generation activities shall be located and designed to ensure, as far as practicable, that any adverse effects on existing rural and neighbourhood character are avoided, remedied or mitigated.
- 11.3.3 To recognise that requiring authorities have the ability to use the designation process to facilitate long term planning for the development, operation and maintenance of network utilities.
- 11.3.4 Pipe and Line Network Utility Operations should be co-located within existing network corridors wherever practicable, and technically feasible.
- 11.3.5 Use of existing infrastructure, where practicable, should be optimised to ensure the provision of additional infrastructure is logical, affordable and cost effective.
- 11.3.6 To ensure that any new development at Kawhia does not result in cumulative adverse effects on the availability of public water supply through requiring the provision of on-site potable water storage to supplement connection to the public reticulated water supply system at the time of development.
- 11.3.7 Enable the routine maintenance, upgrading and repair of network utilities and electricity generation activities in the interests of community well-being, health and safety.
- 11.3.8 To recognise and provide for the effective operation, maintenance, upgrading and development of the high voltage electricity transmission network.
- 11.3.9 That resource consent applications or designation procedures related to the operation or development of network utilities and new electricity generation activities have regard to the following matters:
 - (a) the constraints imposed by the technical and operational requirements of the network or electricity generation;
 - (b) the extent to which any adverse effects have been avoided, remedied or mitigated by the route site and method selection;
 - (c) the extent to which adverse effects on urban amenity are minimised;
 - (d) the extent to which adverse effects on **Outstanding Landscapes** are avoided; and
 - (e) the extent to which adverse effects on town centres, areas of high recreational or amenity value and existing sensitive activities are avoided, remedied or mitigated; and
 - (f) the relevant matters over which control is exercised or discretion restricted as expressed by the National Environmental Standard for Electricity Transmission.

- 11.3.10 To establish standards, rules and assessment criteria which relate to the setback of sensitive land use activities and development from high voltage electricity transmission lines, electricity generation sites and natural gas transmission pipelines.
- 11.3.11 To recognise the benefits of the use and development of the Waipapa Core Site for the generation of renewable energy by identifying a Renewable Electricity Generation Policy Area on Planning Map M15.
- 11.3.12 To establish district wide rules to enable:
- (a) the operation and maintenance of lawfully established network utilities and electricity generation activities as a permitted activity;
 - (b) works associated with existing high voltage electricity lines in accordance with the requirements and rules of the national environmental standard on electricity transmission; and
 - (c) telecommunications facilities within road reserve in accordance with the requirements and rules of the national environmental standard on telecommunications facilities.
- 11.3.13 To recognise and provide for the development, operation, maintenance and upgrading of existing and future renewable energy activities while, as far as practicable, avoiding, remedying or mitigating the adverse effects on the environment.

Issue 12 – Surface Water Activities

The lakes and rivers of the Otorohanga District are important sources of water and energy within the District and Region. They also provide recreational opportunities for the people of the District / visitors and support native and introduced species of fish. Iwi identify strongly with water sources in the District which they believe have a mauri or life force. The use of waterbodies in the District for surface water activities can affect conservation and amenity values related to recreation (naturalness, tranquillity, clean water, rural character, cultural integrity) and ecological matters (biodiversity, habitat, natural history).

The use of rivers and lakes for recreational or commercial purposes can threaten their structure and value. Threats from surface water activities include:

- erosion of river and lake banks;
- alterations to water flows or fish habitats;
- excessive noise;
- public danger and recreational conflicts;
- pollution; and
- compromised cultural integrity.

12.1 Significant Issue

- 12.1.1 **Potential risk that the use of rivers and lakes for surface water activities will result in a reduction in the recreational, iwi cultural, or conservation values of the water body or will adversely affect public safety.**

12.2 Objectives

- 12.2.1 To ensure the adverse effects of the use of rivers and lakes by motorised craft on the natural character, conservation values of the water bodies or their amenity value as a recreational asset and/or iwi cultural asset are avoided, remedied or mitigated against.
- 12.2.2 To ensure that noise generated by any surface water activities does not adversely affect the amenities of the surrounding rural environment.

- 12.2.3 To ensure that the adverse effects of structures on the natural attributes of rivers and lakes are avoided, remedied or mitigated against and that they do not restrict the range of potential uses for those rivers or lakes.
- 12.2.4 To ensure that the adverse effects of the use of surface water of rivers and lakes on the natural ecosystem of eels and indigenous biodiversity, and the habitat of trout are avoided, remedied or mitigated.
- 12.2.5 To ensure that the use of the surface water of rivers and lakes does not endanger public safety.

12.3 Policies

- 12.3.1 Recreational activities on the surface water of rivers and lakes should not give rise to levels of noise which are inconsistent with the noise levels applicable to the surrounding area.
- 12.3.2 Any adverse effects of structures on the natural qualities of the environment should be avoided, remedied or mitigated.
- 12.3.3 Activities on the surface water of rivers and lakes should not adversely affect the conservation values of the water bodies, reduce their amenity values as a recreational asset, or impact on the traditional use of water bodies for the harvesting of food and materials.

Land Use Chapter

The following chapter sets out the standards and rules which apply to land use activities in the District.

To find out what standards and rules may apply to your proposal please refer to the following section list. This will direct you to the relevant sections in the land use chapter of the plan. If you do not know if a section applies to your proposal you should discuss your application with a planner at the Council or seek independent professional advice.

If resource consent is required to be obtained for a restricted discretionary or discretionary activity please refer to the assessment criteria in Section 24 in considering the application. Information requirements for all resource consent applications are set out in Section 25.

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1. District Wide Rules

The Council has set the following rules which apply throughout the district, and are independent of other standards and rules contained within the plan. Where Rules 1.3 through to 1.11 apply, there is no requirement for other rules in the plan to be referred to, except where these are specifically mentioned within the relevant rule being applied.

Where Rule 1.2 applies compliance with the permitted activity rules in the Land Use Chapter, with the exception of specified parking and traffic generation standards, is required.

Where Rule 1.12 applies to any activity, other than those set out in Rules 1.3 through to 1.11, all other standards and rules in Sections 2 – 23 of the Land Use Chapter shall continue to apply.

Any activity below which is also subject to National Environmental Standards relating to electricity transmission or telecommunications facilities are required to comply with the gazetted regulations. Where compliance with permitted activity provisions of those regulations cannot be achieved, resource consent is required to be obtained. Council is responsible for observing and enforcing the provisions of any gazetted national environmental standard.

Where any activity is not provided for below, the relevant provisions of the remainder of the land use chapter or the relevant National Environmental Standard need to be referred to in order to determine whether resource consent is required.

Rules:

1.1 Effects not Provided for:

Any activity that has, or is likely to have an adverse effect on the environment, being an effect which:

- (i) is not specifically provided for or referred to in this Plan; and
- (ii) was not in existence anywhere in the Otorohanga District on or before 16 September 2010;

is a discretionary activity.

Note:

Any adverse effects that are already associated with other existing lawfully established activities undertaken elsewhere in the Otorohanga District are not subject to this rule.

1.2 Temporary Activities:

Any activity defined as a temporary activity by this district plan is a permitted activity.

1.3 Existing Network Utilities

All lawfully established network utilities (excluding those to which Rule 1.4 applies) and their operation, upgrading and maintenance are permitted activities.

1.4 Electricity Transmission:

Any activity provided for and complying as a permitted activity within the National Environmental Standard for Electricity Transmission 2010 are permitted activities.

1.5 Radiofrequency Fields Associated with Telecommunications Facilities.

Any telecommunications facility which generates radiofrequency fields that are both provided for and comply as a permitted activity under the National Environmental Standard for Telecommunications Facilities 2008 are permitted activities.

1.6 Telecommunications Facilities Within Road reserve:

Any telecommunications facility within a road reserve which is provided for and complies as a permitted activity under the National Environmental Standard for Telecommunications Facilities 2008 are permitted activities.

1.7 Relationship of Rules to Regulations Gazetted under National Environmental Standards:

Any activity expressly provided for by regulations gazetted under any National Environmental Standard shall not, unless the regulation states otherwise, be subject to the standards or rules set out in Sections 3 – 24 of the Land Use Chapter of this plan.

1.8 McDonalds Lime Ltd – Lime Processing Site Old Te Kuiti Road.

That the existing lime processing activities undertaken on Lot 1 DPS 11958, Lots 2 and 3 DPS 14150 (CT: SA24D/1115), Section 97 Blk VIII Orahiri SD (CT: SA14A/720) and Lot 1 DP 333150 (CT: 243552) including the extent of buildings, storage of manufactured products, noise generation and traffic generation existing as at 16 September 2010 as set out in Appendix 19 are permitted activities.

1.9 Waipapa Core Site – Renewable Electricity Generation Policy Area.

That the electricity generation infrastructure and activities undertaken on Lots 1 and 3 DPS 89582 and their operation, upgrading and maintenance permitted activities and shall not be subject to the standards or rules set out in Section 4 – 23 of the Land Use Chapter of this plan.

Any new buildings or activities on Lots 1 and 3 DPS 89582 established after 16 September 2010 shall be subject to the standards or rules set out in Sections 4 – 23 of the Land Use Chapter of this plan.

1.10 Electricity, Gas and Telecommunications Infrastructure

Where not provided for by Rules 1.4, 1.5 or 1.6, the following activities are permitted activities, provided that the standards in Section 21 of the Land Use Chapter are complied with:

- (a) Overhead electricity or telecommunication lines outside of **Outstanding Landscapes** where they do not exceed a voltage of 110KV and/or a height of 7.0 metres; or
- (b) Underground lines or pipes and associated trenching works; or
- (c) Above ground structures for electricity, gas or telecommunications (excluding aerials) where:
 - (i) road or pedestrian safety is not compromised; and
 - (ii) they do not exceed 10m² in area
 - (iii) they are located within road reserve and do not exceed 2.4m in height; or
 - (iv) they are located outside road reserve and do not exceed 2.8m in height; or
- (d) Electricity and telecommunications lines supported on overhead pole, the height does not exceed 7.0 metres; and:
 - (i) Are not located in an **Outstanding Landscape**; or
 - (ii) Does not extend above a ridgeline in the **Landscape of High Amenity Value**; or
 - (iii) Does not extend above a significant ridgeline in the **Coastal Policy Area**.
- (e) Telecommunications masts either freestanding or attached to existing buildings where:
 - (i) In the **Rural Effects Area** outside any **Landscape Policy Area** or **Coastal Policy Area** does not exceed a height of 20 metres and;
 - (ii) Inside any **Landscape of High Amenity Value** does not exceed a height of 7.0 metres and does not extend above a ridgeline; or

- (iii) Inside any **Coastal Policy Area** does not exceed a height of 7.0 metres and does not extend above a significant ridgeline; or
- (iv) In the **Urban Services** or **Urban Limited Services Effects Area** does not exceed a height of 7.0 metres.

1.11 Activities not Complying with Rule 1.10

- (a) Any activity which is provided for in Rule 1.10 and does not comply with the standards in Section 21 of the Land Use Chapter shall be required to obtain resource consent in accordance with Rules 21.3, 21.4 or 21.5 of the Land Use Chapter; and/or
- (b) Any activity which is provided for in Rule 1.10 which is to be located in an **Outstanding Landscape** but does not comply with standard 2A of the Land Use Chapter is a non-complying activity; or
- (c) Any activity which is provided for but does not comply with the standards in Rule 1.10 (excluding activities to which (a) and (b) of this rule apply) are discretionary activities.

1.12 Contaminated Land

Any activity complying with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 is a permitted activity.

2. Landscape Policy Area

The district contains outstanding natural landscapes, outstanding natural features and high natural character areas. These are identified as **Outstanding Landscapes** on the planning maps and protected from inappropriate subdivision, use and development. The district also contains a number of areas where the landscape elements and natural features combine to create landscapes of high amenity value. All these areas are contained within the **Landscape Policy Area**.

For land use matters the **Landscape Policy Area** primarily focuses on the management of buildings and their potential adverse effects on landscape values. A wide range of rural activities are permitted in the **Landscape Policy Area**.

The following standards and rules apply.

Standards

- 2A.** Any proposed new building or structure within an **Outstanding Landscape** is designed, constructed and finished so:
 - (i) it is less than 4.5 metres in height; and
 - (ii) it has a gross floor area not exceeding 45m²; and
 - (iii) it is not located within 100 metres of any other building; and
 - (iv) any exterior materials are painted, stained or varnished in the colours or combination of colours set out in Appendix 1 or is finished in natural materials.
- 2B.** Any proposed new building or structure within a **Landscape of High Amenity Value (Hinterland)** is designed, constructed and finished so:
 - (i) When visible from a road or other public place it does not extend above any ridgeline having a sea or sky backdrop; and
 - (ii) that all exterior surfaces of the building;
 - (a) if painted, stained or varnished, shall be the same as or similar to the colours or combination of colours set out in Appendix 1; and
 - (b) does not display any mirror glass or permanently reflective materials.
- 2C** Any proposed new building or structure (excluding post and wire fences) within a **Landscape of High Amenity Value (Coastal)** is designed, constructed and finished so:

- (i) when visible from a road or other public place it does not extend above any ridgeline having a sea or sky backdrop; and
 - (ii) that all exterior surfaces of the building
 - (a) if painted, stained or varnished, shall be the same as or similar to the colours or combination of colours set out in Appendix 1; and
 - (b) does not display mirror glass or permanently reflective materials
 - (iii) it does not exceed 7.0 metres in height; and
 - (iv) It has a gross floor area not exceeding 350m².
- 2D** It is proposed to construct a new building within a **Landscape of High Amenity Value (Coastal)**, and it is demonstrated that there are no alternative locations on the subject property where a building complying with the requirements of Section 7 of the Land Use Chapter of this Plan, could be built, that is located outside of either:
- (i) An **Outstanding Landscape**; or
 - (ii) A **Landscape of High Amenity Value**; or
 - (iii) The **Coastal Policy Area**.
- 2E** The proposed building or structure is an Auxiliary Farm Building or post and wire fence.
- 2F** The proposed building is a Dwelling.

Rules

- 2.1** Any activity which complies with standard 2A is a permitted activity.
- 2.2** Any activity which complies with Standard 2B is a permitted activity.
- 2.3** Any activity which complies with Standards 2C, 2D and 2E is a permitted activity.
- 2.4** Any activity which complies with Standards 2C, 2D and 2F is a controlled activity. The Council will reserve control over:
- (a) Matters listed in Standard 2C;
 - (b) Measures to avoid, remedy and/or mitigate adverse effects on key natural features and key landscape characteristics / values as identified in the Assessment Criteria 24.2; and
 - (c) Alternative locations on the subject property where the building could be located.
- 2.5** Any activity which does not comply with Rule 2.2, Rule 2.3 or Rule 2.4 is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) The design, height, size, density, intensity, scale and location of buildings, accessways and any associated earthworks;
 - (b) Landscape treatment and mitigation planting;
 - (c) Measures to avoid, remedy and/or mitigate the adverse effects on key natural features and key landscape characteristics / values as identified in the Assessment Criteria in 24.2; and
 - (d) Alternative locations on the subject property where the building or accessway could be located.
- 2.6** Any activity that does not comply with Standard 2A is a non-complying activity.

3. Coastal Policy Area

The Otorohanga District contains approximately 108 kilometres of coastline, most of which adjoins the Aotea and Kawhia Harbours.

The coastal environment is particularly sensitive to adverse effects from subdivision and land use. It is also an area subject to natural hazards along its varied coastlines and within the settlements of Kawhia and Aotea.

To achieve integrated management of the coastal area, the **Coastal Policy Area** is applied to the coastal areas of the district.

The following standards and rules apply.

Standards

- 3A** The proposed earthworks will not cause or have the potential to cause impediment, disturbance or modification to; or the destruction of:
- (i) the Coastal Marine Area;
 - (ii) indigenous coastal vegetation
 - (iii) habitats of indigenous coastal species, including migratory birds;
 - (iv) indigenous biodiversity;
 - (v) feeding, breeding, or roosting grounds of coastal birds or fauna (including areas which provide animals with access to these grounds);
 - (vi) features in the coastal environment, including: estuaries; coastal wetlands, mangrove swamps, salt or reed marshes, beaches, sea cliffs, or sand dunes;
 - (vii) coastal landforms recognised as being of geological interest, significance or importance;
 - (viii) natural coastal processes;
 - (ix) water quality in the Coastal Marine Area; and
 - (x) recognised customary activity.
- 3B** Any proposed new building, or additions to an existing building are designed, constructed, and finished so:
- (i) it is less than 6m in height;
 - (ii) it is located where no part of the building (measured from the line of mean high springs at a height of 1.8 metres) extends above any significant ridgeline (including earthworks and access);
 - (iii) that all exterior surfaces of the building:
 - (a) if painted, stained or varnished, shall be the same as or similar to the colours or combination of colours set out in Appendix 1; and
 - (b) do not display any mirror glass or permanently reflective materials; and
 - (iv) it has a building footprint of 350 m² or less.
- 3C** It is proposed to construct a new building within any **Wetland** or **Hardshore Development Setback**; and it is demonstrated that:
- (i) There are no alternative locations on the subject property where a building, complying with the requirements of Section 7 of the Land Use Chapter of this plan, could be built that is located outside the **Wetland** and/or the **Hardshore Development Setbacks**; and
 - (ii) The floor level of any habitable buildings is located above RL3.5 measured in terms of the Moturiki Datum.
- 3D** Any additions to an existing building within any **Coastal Development Setback** do not increase the floor area of the building as it existed at 16 September 2010 by more than 50m².
- 3E** Any new building is not located within any **Coastal Dunelands Development Setback**.

Rules

- 3.1** Any activity which complies with standard 3A is a permitted activity.
- 3.2** Any proposed building which complies with standards 3B and 3D is a controlled activity. The Council will reserve control over the following matters:
- (a) compliance with standard 3B; and
 - (b) landscaping and mitigation planting.

- 3.3** Any proposed building which does not comply with standard 3B is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) building design and location;
 - (b) building height, size and scale;
 - (c) building location in relation to significant ridgelines;
 - (d) exterior surface materials, finish and colour;
 - (e) the nature and type of glazing;
 - (f) landscaping and mitigation planting; and
 - (g) the retention of low development densities and open space characteristics.
- 3.4** Any proposed building which complies with standard 3C is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) building location in relation to coastal wetlands including the consideration of alternative locations on the site where the building(s) could be located
 - (b) floor levels of habitable buildings
 - (c) the management of wastewater in relation to coastal wetlands
 - (d) ensuring that buildings and associated vehicle access will not be subject to material damage from natural hazards or future sea level rise.
 - (e) Avoiding adverse effects on wetland areas.
 - (f) Enhancement of wetland areas.
- 3.5** Any proposed earthworks which does not comply with standard 3A is a discretionary activity.
- 3.6** Any proposed activity or building which does not comply with standards 3C or 3D or 3E is a non-complying activity.

4. Indigenous Vegetation

Under the Resource Management Act 1991 the Council is required to have a policy on the protection of significant indigenous vegetation.

The Council recognises that there are three levels of control over the harvesting and/or clearance of indigenous vegetation:

- (i) Ministry of Forestry – Sustainable forest management plans and sustainable forest management permits must be approved by the Ministry and may be recorded on titles where indigenous vegetation is to be harvested for milling or export.
- (ii) Waikato Regional Council – The Regional Council will usually require consent applications where there will be water and soil conservation effects as a result of the harvesting or clearance of indigenous vegetation.
- (iii) Otorohanga District Council – The Council is required to ensure that significant indigenous vegetation and the habitats of significant indigenous fauna are protected.

In carrying out its responsibilities under the Act the Council does not wish to impose any control which would duplicate the controls imposed by the Ministry of Forestry or the Regional Council. The Council will therefore approve a resource consent application for any sustainable harvesting of indigenous vegetation which complies with the provisions of the Forests Act 1949 where any:

- habitats of threatened or at risk species are protected; and/or
- cultural sites, or areas with cultural values are protected; and/or
- significant indigenous vegetation is identified and protected.

Appendix 2 contains the criteria that will be considered when determining whether indigenous vegetation is significant.

In developing objectives and policies Council has confined itself to matters directly associated with indigenous biodiversity. When clearance and associated ground disturbance is proposed to be undertaken within an Outstanding Landscape or within 100m of an historic heritage site identified on the planning maps then Council will have regard to the objectives and policies under the relevant issue statements.

The following Rules apply.

Rules

4.1 Any indigenous vegetation to be removed or modified is a permitted activity for any of the following purposes:

- (a) Avoiding danger to human life or existing buildings / structures;
- (b) Avoiding risks to the safe and efficient operation of existing network utility operations and existing electricity generation activities;
- (c) Management of fire risk;
- (d) Stream / river crossing formation and maintenance;
- (e) Formation and maintenance of farm drains;
- (f) To give effect to a Sustainable Forest Management Plan or Permit as approved under the Forests Act 1949 prior to 16 September 2010;
- (g) Construction and maintenance of fences;
- (h) Maintaining existing tracks;
- (i) Gathering of plants in accordance with Maori customs / values;
- (j) Maintenance or reinstatement of pasture through the removal of regenerating kanuka, manuka or tree ferns that:
 - (i) are more than 10 metres from a water body; and
 - (ii) less than 15 years old or 6 metres in height.
- (k) Installing a bait station network
- (l) Undertaking plant pest management activities

Note: where indigenous vegetation is to be removed or modified under Rule 4.1(j) there may be a need to verify the age of regenerating kanuka, manuka or tree ferns to avoid the possibility of carrying out an unauthorised activity. The Waikato Regional Aerial Photography project has data available which may be used to verify age if required.

4.2 Any indigenous vegetation to be removed or modified in the **Rural Effects Area** (including within a Landscape of High Amenity Value) outside **Coastal Policy Area** and **Outstanding Landscapes** except as provided for in Rule 4.1 is a permitted activity where:

- (a) it is proposed to remove up to 5000m² of indigenous vegetation within any 12 month period;
- (b) the vegetation to be removed is more than 10 metres from a water body; and
- (c) the vegetation to be removed has been assessed and certified as not being significant in terms of Appendix 2 of this Plan by a suitably qualified person.

4.3 Any indigenous vegetation to be removed or modified within the **Coastal Policy Area** (outside **Outstanding Landscapes**) except as provided for in Rule 4.1, is a permitted activity where:

- (a) it is proposed to remove up to 1000m² of indigenous vegetation within any 12 month period for the purpose of establishing a building platform for a permitted or approved / structure or vehicle access;
- (b) the vegetation to be removed is more than 10 metres from a water body; and
- (c) the vegetation to be removed has been assessed and certified as not being significant in terms of Appendix 2 of this Plan by a suitably qualified person.

4.4 Any indigenous vegetation to be removed or modified within the **Te Tahi Water Catchment Area** outside the **Outstanding Landscapes** is a controlled activity. The Council will reserve control over the following matters:

- (a) Adverse effects on surface water quality

- (b) Erosion and sediment control measures

4.4A Any indigenous vegetation to be removed or modified to give effect to a Sustainable Forest Management Plan or Permit as approved under the Forests Act 1949 after 16 September 2010 is a controlled activity. The Council will reserve control over the following matters:

- (a) The protection of the habitats of threatened or at risk species following the provision of opportunities for the relocation of indigenous fauna (in accordance with the Wildlife Act 1953);
- (b) The identification and protection of sites and/or items of cultural importance;
- (c) The measures to avoid, remedy or mitigate any adverse effects to the significant indigenous vegetation and significant habitats of indigenous fauna. This shall include, but is not limited to, control over which specific trees(s) is removed or modified, the timing and sequence of removal, where relevant.

Note: An assessment of ecological significance is required for the purposes of this rule. Refer to the Significant Assessment Funding Policy at the end of this section.

4.5 Deleted.

4.6 Unless permitted by Rule 4.1, any indigenous vegetation to be removed or modified which does not comply with Rule 4.2 or Rule 4.3 is a restricted discretionary activity where the vegetation to be removed has been assessed and certified as not being significant against Appendix 2 of this Plan by a suitably qualified person in a report provided to the Council. The Council will restrict the exercise of its discretion to the following matters:

- (i) Maintenance of indigenous biodiversity (including habitats of indigenous fauna); and
- (ii) Preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins; and
- (iii) Remediation / mitigation measures (including species relocation, offset and restorative planting); and
- (iv) The protection of sites of historic heritage.

4.7 Unless permitted by Rule 4.1, any indigenous vegetation to be removed or modified in an **Outstanding Landscape** is a restricted discretionary activity where the vegetation has been assessed and certified as not being significant in terms of Appendix 2 of this Plan by a suitably qualified person in a report provided to the Council. The Council will restrict the exercise of its discretion to the following matters:

- (i) Maintenance of indigenous biodiversity (including habitats of indigenous fauna);
- (ii) Preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins;
- (iii) Remediation / mitigation measures (including species relocation, offset and restorative planting);
- (iv) The protection of sites of historic heritage; and
- (v) The degree to which adverse effects on the values of Outstanding Landscapes are avoided.

4.7A Unless permitted by Rule 4.1, any indigenous vegetation to be removed in the **Rural Effects Area** including any **Landscape Policy Area** (but outside the **Coastal Policy Area**) is a restricted discretionary activity where it is for a conservation activity and the vegetation to be removed has been assessed and certified as being significant against Appendix 2 of this Plan by a suitably qualified person in a report provided to Council. The Council will restrict the exercise of its discretion to the following matters:

- (i) Maintenance of indigenous biodiversity (including habitats of indigenous fauna);
- (ii) Preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins;
- (iii) Remediation / mitigation measures (including species relocation, offset and restorative planting);
- (iv) The protection of sites of historic heritage;

- (v) Any cumulative effects arising from the proposed activity;
- (vi) The protection of the habitats of threatened or at risk species and the provision of opportunities for the relocation of indigenous fauna (in accordance with the Wildlife Act 1953);
- (vii) The identification and protection of sites and/or items of cultural importance;
- (viii) The measures to avoid, remedy or mitigate any adverse effects to the significant indigenous vegetation and significant habitats of indigenous fauna; and
- (ix) The degree to which any adverse effects on the values of Outstanding Landscapes are avoided.

4.8 Unless permitted by Rule 4.1, any indigenous vegetation to be removed or modified which is not otherwise provided for in Rule 4.4A or Rule 4.7A, and which has been assessed and certified as being significant in terms of Appendix 2 of this Plan by a suitably qualified person in a report provided to Council is a non-complying activity.

NOTE: For the purposes of this section a 'suitably qualified person' is deemed to be a person who;

- (a) holds a recognised professional qualification(s) and has relevant experience in terrestrial ecology and biodiversity to be able to determine the significance of vegetation as set out in Appendix 2, or
- (b) has relevant experience in relation to the matters set out in (a) and approved by Council.

Significance Assessment Funding Policy

Where an assessment of vegetation significance is required for any proposal to remove indigenous vegetation under Rules 4.2, 4.3, 4.4A, 4.6, 4.7, or 4.7A, Council will consult with the landowner to agree on the suitability of an ecologist to prepare the assessment. The assessment shall be prepared prior to any application for a certificate of compliance or application for resource consent being lodged with Council.

The party responsible for meeting the cost of an assessment of significance shall be determined in accordance with the criteria set out in the two scenarios described below:

Scenario 1

Where clearance is being contemplated under Rules 4.2, 4.3, 4.4A, 4.7 or 4.7A, the Council will meet the full cost of an ecological assessment, for up to 10 hectares of indigenous vegetation to be cleared provided that:

- (i) the assessment confirms in terms of Rule 4.2, 4.3, 4.4A or 4.7 that the vegetation to be removed is not significant; or
- (ii) prior to accepting any application under Rule 4.4A Council is provided with all the information provided or to be provided for the Sustainable Forest Management Plan / Permit application; or
- (iii) Council is satisfied that the vegetation to be removed under Rule 4.7A is for a conservation activity; or
- (iv) The assessment prepared is not used for the purposes of an application for subdivision consent for an Environmental Lot subdivision pursuant to Section 7 of the Plan.

Where (i) to (iv) above are not satisfied the criteria of scenario 2 will be applied.

If an application for subdivision consent for an Environmental Lot subdivision is received by Council that relies on the assessment prepared for the purposes of Rules 4.2, 4.3, 4.4A, 4.7; or 4.7A, the landowner shall reimburse Council for those costs prior to approval of the subdivision pursuant to Section 224(c) of the Resource Management Act 1991.

Scenario 2:

Where clearance is being contemplated under Rules 4.6 or 4.8; or the provisions of (i) – (iv) in Scenario 1 (as relevant) are not satisfied the applicant shall meet the full cost for preparing an ecological assessment. Council will reimburse the applicant for the cost of the assessment at the time that the decision on the application for resource consent is issued, provided that:

- (i) The total area of indigenous vegetation to be removed does not exceed 10 hectares; and
- (ii) The applicant provides sufficient evidence, in writing, that the ecologist who prepared the report has been paid; and
- (iii) The assessment prepared is not used for the purposes of an application for subdivision consent for an Environmental Lot subdivision pursuant to Section 7 of the Plan.

If an application for subdivision consent for an Environmental Lot subdivision is received by Council that relies on the assessment prepared for the purposes of the rules described in Scenario 2, the landowner shall reimburse Council for the costs it has incurred in preparing the assessment. The landowner shall reimburse Council for those costs prior to approval of the subdivision pursuant to Section 224(c) of the Resource Management Act 1991.

5. Earthworks

The Council wishes to control earthworks to ensure that the erosion potential is taken into account and minimised by developers, that disturbance to indigenous vegetation, natural landforms, high amenity value areas and environments is avoided or minimised.

Not all earthworks undertaken in the District will require resource consent. Those earthworks which comply with the stated performance standards will be permitted as of right, although enquiries should be made to Waikato Regional Council to check their requirements.

The following standards and rules apply.

Standards

5A The earthworks:

- (i) are undertaken more than 5 metres from natural waterbodies except at the point of crossings or within the Waipapa Core Site – Renewable Electricity Generation Policy Area;
- (ii) are to be more than 12 metres from the centreline of any existing high voltage electricity transmission line and/or support structure identified on the planning maps, except within the Waipapa Core Site – Renewable Electricity Generation Policy Area;
- (iii) will involve exposing and working an area of less than 5000m²; and
- (iv) will not be undertaken within the **Te Tahi Water Catchment Area**.

5B The earthworks are to be undertaken within the **Urban Services** or **Urban Limited Services Effects Area** and:

- (i) involve the movement of less than 100m³ of soil and/or rock during any 12 month period; and
- (ii) have a cut face or fill height of less than 2 metres.

5C The earthworks are to be undertaken within the **Rural Effects Area** (including **Landscape of High Amenity Value (Hinterland)**), outside the **Coastal Policy Area**, **Outstanding Landscapes** and **Landscapes of High Amenity Value (Coastal)** and:

- (i) involve the movement of soil and/or rock of less than 1000m³ during any 12 month period and have a cut face or fill height of more than 2 metres; or
- (ii) involve the movement of soil and/or rock of less than 5000m³ during any 12 month period and have a cut face or fill height less than 2 metres.

5D The earthworks are undertaken outside the **Coastal Policy Area**, **Outstanding Landscapes** and **Landscapes of High Amenity Value (Coastal)** and are for the purpose of:

- (i) constructing a firebreak; or
- (ii) constructing a fenceline; or
- (iii) constructing a survey line; or
- (iv) reconstructing or maintaining any road or track.

- 5E** The earthworks are undertaken within the **Coastal Policy Area** or an **Outstanding Landscape** and are for the sole purpose of track maintenance, fencing, establishing a building platform in association with any building consent or resource consent granted by Council, constructing a firebreak or survey line; and
- (i) involve the movement of soil and/or rock of less than 1000m³ during any 12 month period; and
 - (ii) have a cut face or fill height less than 2 metres.
- 5F** The earthworks are undertaken within a **Landscape of High Amenity Value (Coastal)** and are for the sole purpose of track construction or maintenance, fencing, establishing a building platform in association with any building consent or resource consent granted by Council, constructing a firebreak or survey line; and
- (i) involve the movement of soil and/or rock of less than 1000m² during any 12 month period; and
 - (ii) have a cut face or fill height less than 2 metres.

Rules

- 5.1** Any activity which complies with standards 5A and 5B is a permitted activity.
- 5.2** Any activity which complies with standards 5A and 5C is a permitted activity.
- 5.3** Any activity which complies with standards 5A and 5D is a permitted activity.
- 5.4** Any activity which complies with standards 5A and 5F is a permitted activity.
- 5.5** Any activity which complies with standards 5A and 5E is a controlled activity. The Council will exercise control over the following matters:
- (a) measures to minimise erosion potential and land instability;
 - (b) measures to minimise visual impact;
 - (c) mitigation planting and revegetation of exposed soils; and
 - (d) location of earthworks in relation to significant ridgelines.
- 5.6** Any activity which does not comply with rules 5.1, 5.2, 5.3 or 5.4 is a discretionary activity.
- 5.7** Any activity which does not comply with rule 5.5 is a non-complying activity.

6. Natural Hazards

Hazards such as erosion, subsidence, falling debris, slippage, flooding and/or inundation are natural processes which occur as a result of geological and climatic events. Hazards have the potential to adversely affect human safety, and to cause material damage to property and waahi tapu and taonga sites. Land use and development can accelerate natural hazards and increase the risk of adverse effects on the environment.

Other sections of this District Plan contribute to avoiding and/or mitigating the adverse effects of natural hazards. These include:

- earthworks;
- indigenous vegetation;
- coastal environment; and
- subdivision.

Area specific rules are applied to the coastal settlement of Aotea where there has been a significant history of coastal erosion.

The following standards and rules apply.

Standards

- 6A** The property is located outside the **River Hazard Zone** and the floor levels of any habitable rooms are located 0.5 metres above the 1% annual exceedance probability flood level or if this level is not known the highest known flood level.
- 6B** The property is not served by a public reticulated wastewater system and on-site wastewater disposal is able to be undertaken in areas of the site which are not liable to flooding during a 1% annual exceedance probability level or if this level is not known the highest known flood level.
- 6C** The proposal involves the construction of a building and the land on which it is to be built has not previously been filled or is not proposed to be filled.
- 6D** The proposal involves the construction of a building and the land on which it is to be built is not, or is not likely to be subject to damage by erosion, subsidence, falling debris or slippage.
- 6E** It is not proposed to increase the floor area of any existing habitable building within the **River Hazard Zone**.
- 6F** It is not proposed to construct a habitable building within the **River Hazard Zone**.
- 6G** It is not proposed to construct a new building within any **Coastal Dunelands Development Setback**.
- 6H** The property is not located within the **Kawhia Township Hazard Risk Area**.
- 6I** It is not proposed to construct a sea control structure or other structures designed to control the erosion of land by the sea.
- 6J** It is proposed to construct a new building within any **Wetland or Hardshore Development Setback**; and it is demonstrated that:
- (i) There are no alternative locations on the subject property where a building, complying with the requirements of Section 7 of the Land Use Chapter of this plan, could be built that is located outside the Wetland Development Setback; and
 - (ii) The floor level of any habitable buildings is located above RL3.5 measured in terms of the Moturiki Datum
- 6K** Any additions to an existing building within any **Coastal Development Setback** do not increase the floor area of the building as it existed at 16 September 2010 by more than 50m².
- 6L** It is proposed to construct a new habitable building or an addition to an existing habitable building within the **Moderate Hazard Risk Area** at Aotea Township and it is demonstrated that the new building or the addition following construction will be relocatable.
- 6M** It is proposed to construct a new habitable building or an addition to an existing habitable building within the **High Hazard Risk Area** at Aotea Township and it is demonstrated that:
- (i) the new building or the addition following construction will be relocatable; and
 - (ii) any proposed on-site wastewater management system is not located on the seaward side of the closest habitable building as measured from the seawall.
- 6N** It is proposed to construct a new habitable building or an addition to an existing habitable building within the **Extreme Hazard Risk Area** at Aotea Township and it is demonstrated that:
- (i) the building following construction will be relocatable; and
 - (ii) any proposed on-site wastewater management system is not located on the seaward side of the closest habitable building as measured from the seawall.

Rules

- 6.1** Any activity that complies with standards 6A – 6I is a permitted activity.
- 6.2** Any activity which complies with Standards 6L, 6M or 6N is a controlled activity. Council will exercise control over:
- (a) ensuring that the new building or any additions following construction is able to be relocated from the property.
- 6.3** Any proposed building which complies with standard 6J or 6K is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) building location in relation to coastal wetlands including the consideration of alternative locations on the site where the building(s) could be located.
 - (b) floor levels of habitable buildings.
 - (c) the management of wastewater in relation to coastal wetlands.
 - (d) ensuring that buildings and associated vehicle access will not be subject to material damage from natural hazards or future sea level rise.
 - (e) Avoiding adverse effects on wetland areas.
 - (f) Enhancement of wetland areas.
- 6.4** Any activity that does not comply with one or more of standards 6A, 6B, 6C, 6E, or 6H is a discretionary activity.
- 6.5** Any activity that does not comply with standard 6L is a discretionary activity.
- 6.6** Any activity that does not comply with one or more of standards 6D, 6F, 6G, 6I, 6J, 6K or 6M is a non-complying activity.
- 6.7** Any activity that does not comply with standard 6N is a prohibited activity.

7. Building Construction, Alteration or Relocation

The location, shape, design, size, density, intensity and use of buildings can adversely affect the existing character of rural and urban locations by changing the nature and visual appearance of an area and amenity values associated with it.

In particular the Council is also concerned that the number of residential dwellings on any property, if uncontrolled, can adversely affect the existing character of urban and rural areas and lead to an expectation for subdivision rights which are not anticipated by the plan.

The inappropriate location of buildings and/or land use activities can also adversely affect the efficient functioning of network utilities and generate potential for reverse sensitivity complaint.

The following standards and rules apply.

Standards

7A. Building Bulk, Height And Location

Any new building, relocated building, extensions or alterations to any existing building complies with the development control standards set out in the table below for the Effects Area and Road Order it is in.

Where a building is proposed to be located within a **Coastal** or **Landscape Policy Area**, the requirements of Standards 2A and 3B override the equivalent standards, set out in the table below.

Control	Road Order	Rural Effects Area (including all Policy Areas)	Urban Services Effects Area	Urban Limited Services Effects Area	Renewable Electricity Generation Policy Area	Pedestrian Precinct
Front Yard Setback	1	15.0 metres	8.0 metres	8.0 metres	10 metres	NIL
	2 & 3	7.0 metres	5.0 metres	5.0 metres	N/A	NIL
Other Yard Setback	1, 2 & 3	15.0 metres	3.0 metres	3.0 metres	10 metres	NIL
Floor Area Ratio	N/A	N/A	N/A	N/A	N/A	1.5:1
Esplanade Setback	1, 2 & 3	25 metres	23 metres	23 metres ¹	NIL	N/A
	¹ Excludes sites within the Urban Limited Services Effects Area at Aotea					
Site Coverage	1, 2 & 3	2% ¹	35%	30%	30%	NIL
		30% ²	N/A	N/A	N/A	N/A
	2A	N/A	65%	N/A	N/A	N/A
	¹ On sites with a land area of larger than 3 hectares ² On Certificates of Title SA24D/1115 and SA14A/720					
Maximum Site Coverage on Sites 3 Hectares or Less in Area	1, 2 & 3	500m ²	N/A	N/A	N/A	N/A
Maximum Floor Area of Buildings (Excluding Dwellings) not Associated with Agricultural Activities	1, 2 & 3	250m ²	N/A	N/A	N/A	N/A
	Excluding buildings on Certificates of Title SA24D/1115 and SA14A/720					
Height in Relation to Boundary	1, 2 & 3	3m +33°	3m +45°	3m +33°	N/A	NIL
Maximum Height	1, 2 & 3	7.0 metres	7.0 metres	7.0 metres	10 metres ¹	10 metres
	The height of any building to be located on the existing dam or spillway structures shall be measured from the top of these existing structures					
Setback From Buildings on Adjoining Properties	1, 2, 3	30 metres	N/A	N/A	N/A	N/A
Buildings to be Used for Intensive Indoor Farming	1, 2 & 3	500 metres	N/A	N/A	N/A	N/A
	This is the distance that a building to be used for intensive farming purposes is to be setback from the legal boundaries of the property on which it is located.					
Buildings/Compounds to be Used to Hold or Process Animals	1, 2 & 3	100 metres	N/A	N/A	N/A	N/A
	This is the distance that a building to be used to hold or process animals is to be set back from any existing habitable building located on a neighbouring property that is held in separate ownership.					
Setback from Existing High Voltage Electricity Lines (Planning Maps)	1, 2 & 3	32 metres	32 metres	32 metres	NIL	32 metres
	This measurement is to be taken from the centreline of the existing high voltage electricity lines as identified on the planning maps.					
Railway Setback	1, 2 & 3	N/A	10m	10m	N/A	N/A
Outdoor Living Area	1, 2 & 3	N/A	60m ²	60m ²	N/A	N/A
	All outdoor living areas shall be able to accommodate a 6.0 metre diameter circle and have a minimum dimension of no less than 4.0 Metres.					
Outdoor Service Area	1, 2 & 3	N/A	20m ²	20m ²	N/A	N/A
	Any outdoor services area must be independent of any required outdoor living area and have a minimum dimension of no less than 3.0 metres.					

7B. Number of Dwellings

The total number of dwellings on a site including existing dwellings shall not exceed;

Effects area	Site Size	Number of dwellings
Rural Effects Area	Up to 20 hectares	1
	20 – 40 hectares	2
	40 – 100 hectares	3
	More than 100 hectares	5
Urban Services and Urban Limited Services Effects Areas	N/A	1

7C. Buildings in Airspace above Roads and Footpaths

No new building or part of a building, structure or sign which requires a building consent, except a verandah, required by this Plan shall encroach into the airspace above footpath or road reserve.

7D. Verandahs

Urban Services and Urban Limited Services – Pedestrian Precinct only

All new buildings shall provide a verandah which shall extend from the face of the supporting building to a distance 450mm inside the vertical line drawn from the face of the kerb and for the full length of the building fronting the road. Verandah clearance from the finished level of the footpath shall be not less than 2.9 metres. All verandahs shall be provided with under-verandah lighting to enable the full length of the footpath in front of the site to be illuminated.

7E. Internal Noise Levels Waipapa Noise Control Boundary

It is proposed to construct a new building or undertake additions to an existing building to be used for a noise sensitive activity within the Waipapa Noise Control Boundary, and:

- (i) The new building or extension to an existing building is to be designed and constructed to ensure that noise received within any new habitable room created will not exceed 40dB Laeq(24 hour);
- (ii) If windows are required to be closed to achieve the noise limits the building shall be designed and constructed to provide an alternative means of ventilation in accordance with the Clause G4 of the New Zealand Building Code
- (iii) An acoustic design report prepared by an acoustics specialist confirming compliance with (i) or (ii) above is submitted to Council as part of any resource or building consent application.

7F. Internal Noise Levels Railway

It is proposed to construct a new building or undertake additions to an existing building to be used for a noise sensitive activity within 40 metres of a railway track, and:

- (i) The new building or extension to an existing building is to be designed and constructed to ensure that noise received within any new habitable room created will not exceed:
 - (a) 45dB Laeq(1 hour) **Urban Services Effects Area, Urban Limited Services Effects Area**
 - (b) 40dB Laeq(1 hour) **Rural Effects Area;**
- (ii) If windows are required to be closed to achieve the noise limits the building shall be designed and constructed to provide an alternative means of ventilation in accordance with the Clause G4 of the New Zealand Building Code
- (iii) An acoustic design report prepared by an acoustics specialist confirming compliance with (i) or (ii) above is submitted to Council as part of any resource or building consent application.

7G. Internal Noise Levels State Highways

It is proposed to construct a new building or undertake additions to an existing building to be used for a noise sensitive activity within 80 metres of a State Highway, and:

- (i) The new building or extension to an existing building is to be designed and constructed to ensure that noise received within any new habitable room created will not exceed:
 - (a) 45dB Laeq(24 hour) **Urban Services Effects Area, Urban Limited Services Effects Area**
 - (b) 40dB Laeq(24 hour) **Rural Effects Area**
- (ii) If windows are required to be closed to achieve the noise limits the building shall be designed and constructed to provide an alternative means of ventilation in accordance with the Clause G4 of the New Zealand Building Code
- (iii) An acoustic design report prepared by an Acoustic specialist confirming compliance with (i) or (ii) above is submitted to Council as part of any resource or building consent application.

7H. Relocated Buildings

Any building to be relocated on to any site and intended for use as a dwelling must:

- (i) have previously been designed, built and used as a dwelling; and
- (ia) have obtained building consent under the Building Act 2004 prior to relocation; and
- (ii) as part of the building consent application be accompanied by an inspection report prepared by an independent Licensed Building Practitioner (Design Minimum Competency 2) which identifies:
 - (a) all reinstatement works, including re-cladding and painting, required to be undertaken to the exterior of the building so that it is reinstated to a reasonable standard.
 - (b) works required to be undertaken to comply with the New Zealand Building Code requirement that the building is not dangerous or insanitary.
 - (c) proposed insulation to meet Clause H1 (energy efficiency) of the New Zealand Building Code (for Zone 2) to underfloor and ceiling insulation (compliance is to be ascertained in accordance with the compliance document for the New Zealand Building Code, Clause H1 Energy Efficiency – third Edition, or any equivalent alternative solution).
 - (d) the cost of undertaking all required works to be identified in the inspection report; and
- (iii) be located on permanent foundations as approved by building consent and connected to infrastructural services within 2 months of being moved onto the site; and
- (iv) have all work to underfloor and ceiling insulation completed and certified by Council prior to occupation of the dwelling; and
- (v) have all reinstatement work completed within twelve months of the dwelling being relocated onto the site.
- (vi) the owner of the relocated building must certify to the Council that the reinstatement work will be completed within twelve (12) months of being relocated onto the site.

Rules

- 7.1 Any building which complies with all of the standards 7A to 7G is a permitted activity.
- 7.2 Any relocated building which complies with all of the standards 7A to 7H is a permitted activity.
- 7.3 Any building which does not comply with site coverage specifications for Order 2A roads in the **Urban Services Effects Area** in standard 7A is a controlled activity. The Council will reserve control over:
 - (a) the location and nature of landscaping and screening;
 - (b) the design and location of vehicle access, manoeuvring and parking areas; and
 - (c) the design / construction of stormwater disposal systems.
- 7.4 Any proposal that does not comply with standard 7H will be considered as a restricted discretionary activity. The Council will restrict the exercise of its discretion to:

- (a) the design and external appearance of the building;
 - (b) the provision of ceiling and underfloor insulation.
 - (c) the proposed timetable for completion of the work required to reinstate the exterior of the building and connections to services.
 - (d) ensuring the external building finish is of a reasonable standard
 - (e) bond provisions under section 108(1)(b) of the RMA
- 7.5** Any building which does not comply with site coverage specifications for Order 1 and 2 roads in the **Urban Services** and **Urban Services Effects Area** in standard 7A is a restricted discretionary activity. The Council will restrict its discretion to:
- (a) the location and nature of landscaping and screening;
 - (b) the design and location of vehicle access, manoeuvring and parking;
 - (c) the effects on neighbourhood character and amenity values; and
 - (d) the design / construction of stormwater disposal systems.
- 7.6** Any building which does not comply with one or more of the standards, except where rules 7.3, 7.4 and/or 7.5 apply, will be considered as a discretionary activity.

8. Wastewater

The Council wants to ensure that any proposed use or development of land is able to connect to public reticulated services, where these are available.

Where public reticulated services are not available, the Council wants to ensure that these are able to be adequately managed via on-site means.

The following standards and rules apply.

Standards

- 8A** A new habitable building is not proposed to be constructed.
- 8B** It is demonstrated that the property is able to be connected to a public sewage treatment reticulation system.
- 8C** The land is located in an area where sewage cannot be disposed of via a public reticulated treatment system and it is demonstrated that any existing or proposed on-site wastewater management system:
 - (i) complies with the permitted activity requirements of the Waikato Regional Plan; or
 - (ii) has been granted a discharge permit by the Waikato Regional Council.

Rules

- 8.1** Any activity that complies with standard 8A is a permitted activity.
- 8.2** Any activity that does not comply with rule 8.1 and complies with standards 8B or 8C is a permitted activity.
- 8.3** Any activity which does not comply with rule 8.2 is a restricted discretionary activity. The Council will restrict the exercise of its discretion to:
 - (a) suitability of proposed alternative means of wastewater management;
 - (b) whether existing public infrastructure can be upgraded or an alternative system put in place;
 - (c) whether the efficient functioning existing infrastructure will be adversely affected; and
 - (d) compliance with Councils Engineering Design Standards.

9. Stormwater

The Council wants to ensure that any proposed use or development of land is able to connect to public reticulated services where available.

Where public reticulated services are not available, the Council wants to ensure that these are able to be adequately managed via on-site means.

The following standards and rules apply.

Standards

- 9A** A new building and/or impermeable surface is not proposed to be constructed.
- 9B** The land is located within the **Urban Services** or **Urban Limited Services Effects Area** and it is demonstrated that:
- (i) a connection to the public stormwater reticulation system is able to be provided at the boundary of the property; and
 - (ii) stormwater is able to be detained on-site during a 50% AEP, 10 minute storm event before overflowing into the public system; and
 - (iii) any on-site detention is designed to be able to collect stormwater from the site equivalent to that generated by existing and proposed impervious surfaces, plus 10%; and
 - (iv) any on-site detention is designed to be able to completely empty between a 2 and 24 hour period.
- 9C** The lot is located in the **Urban Services** or **Urban Limited Services Effects Area** where there is no access to an existing public stormwater reticulation system and it is demonstrated that any building or impermeable surface is designed so they are served by an **effective stormwater disposal system** which meets the following requirements:
- (i) contains a 20% AEP, 10 minute storm event without overflowing; and
 - (ii) is designed to be able to collect stormwater from the site equivalent to that generated by existing and proposed impervious surfaces, plus 10%; and
 - (iii) is able to be completely empty between a 2 and 24 hour period. (note: where appropriate this may be achieved via overland flow paths)
- 9D** The land is located within the **Rural Effects Area** and it is demonstrated that the building and/or impermeable surface is sited or designed so they are capable of being served by an **effective stormwater disposal system**.

Rules

- 9.1** Any activity that complies with standard 9A is a permitted activity.
- 9.2** Any activity that does not comply with rule 9.1 and complies with standards 9B or 9C or 9D is a permitted activity.
- 9.3** Any activity which does not comply with rule 9.2 is a restricted discretionary activity. The Council will restrict the exercise of its discretion to:
- (a) suitability of proposed alternative means of stormwater disposal;
 - (b) whether existing public infrastructure can be upgraded or an alternative system put in place;
 - (c) whether the efficient functioning of existing infrastructure will be adversely affected; and
 - (d) compliance with Councils Engineering Design Standards.

10. Water Supply

The Council wants to ensure that any proposed use or development of land is able to connect to public reticulated services, where these are available. The following standards and rules apply.

Standards

- 10A** A new habitable building in the **Urban Services** or **Urban Limited Services Effects Area** at Otorohanga is not proposed to be constructed.
- 10B** The property has an existing Council authorised connection to a public reticulated water supply system and all proposed new building(s) to be constructed for habitable purposes are located within 135 metres of an existing fire hydrant.
- 10C** The property is not in an area serviced by a public reticulated water supply system.
- 10D** The property is located within the **Urban Limited Services Effects Area** at Kawhia and a new habitable building is proposed to be built; and
- (i) the property is connected to the Kawhia Water Supply System; and
 - (ii) on-site potable water storage capacity of 25,000 litres per household equivalent unit is to be provided; and
 - (iii) the water storage system is to be designed so that it is supplied with water from the Kawhia Water Supply System and roof water.
- 10E** The property is located within the **Urban Limited Services Effects Area** at Kawhia and an accessory building or an extension of more than 10m² to an existing habitable building is proposed to be built; and
- (i) the property is connected to the Kawhia Water Supply System; and
 - (ii) the water storage system is to be designed so that it is supplied with water from the Kawhia Water Supply System and roof water, and either;
 - (iii) the property has existing on-site water storage capacity of 25,000 litres per household equivalent unit complying with the requirements of standard 10D; or
 - (iv) on-site potable water storage capacity of 10,000 litres is to be provided.

Rules

- 10.1** Any activity that complies with standard 10A is a permitted activity.
- 10.2** Any activity which does not comply with rule 10.1 and complies with standards 10B or 10C is a permitted activity.
- 10.3** Any activity which complies with standards 10D or 10E is a permitted activity.
- 10.4** Any activity which does not comply with rule 10.2 is a restricted discretionary activity. The Council will restrict the exercise of its discretion to:
- (a) Suitability of any proposed alternative means of water supply;
 - (b) Whether existing public infrastructure can be upgraded or an alternative system put in place;
 - (c) Provision of appropriate water supply for firefighting purposes;
 - (d) Whether the efficient functioning existing infrastructure will be adversely affected; and
 - (e) Compliance with Councils Engineering Design Standards.
- 10.5** Any activity which does not comply with rule 10.3 is a non-complying activity.

11. Planting of Trees or Crops

Trees and crops are often planted in places which restrict the visibility of road users at intersections or vehicle entranceways, cause the shading and icing of roads during winter, result in loss of sunlight to dwellings, or affect the operation of network utility services.

Vegetation to be planted in close proximity to the electricity transmission lines shown on Councils Planning Maps should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

The following standards and rules apply.

Standards

- 11A** The trees and / or crops to be planted will not grow higher than 1 metre.
- 11B** The trees and / or crops to be planted will grow higher than 1 metre but will not adversely affect the road splay or vehicle entranceway splay area or the rail crossing traffic sight lines specified in Appendix 3 or the entranceway sight visibility requirements specified in Appendix 5.
- 11C** The trees and / or crops to be planted will grow higher than 1 metre but will be located on the property so that they will not cause the icing of any road pavement between the hours of 10.30am and 2.30pm by shading the road pavement within the **Rural Effects Area**.
- 11D** The trees and / or crops do not endanger or potentially endanger the safe and efficient operation of a public road, footpath, public space, network utility service or an existing building.
- 11E** The trees and / or crops will not:
 - (i) shade an existing dwelling on a neighbouring property between the hours of 10am and 2pm on the shortest day, where topography is not already preventing direct access of sunlight onto the dwelling; and
 - (ii) shade existing horticultural or floricultural ventures on neighbouring properties between the hours of 9am and 4pm on the shortest day where topography is not already preventing direct access of sunlight onto the ventures.

Rules

- 11.1** Any activity which complies with standard 11A or standards 11B, 11C, 11D and 11E inclusive is a permitted activity.
- 11.2** Any activity which does not comply with standard 11A and one or more of standards 11B, 11C, 11D and/or 11E is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
 - (a) the locations of trees and/or crops as it affects road safety and adjoining properties through shading;
 - (b) the location of trees and/or crops with respect to the safe and efficient operation of public roads, vehicle entranceways, footpaths and spaces, utilities and existing buildings;

12. Vehicle Access and Traffic Generation

The Council wants to make sure that land use activities which attract or generate traffic do not adversely affect rural character; neighbourhood character; or the safety and/or existing function of roads in the District, including state highways.

The following standards and rules apply.

Standards

- 12A** The existing or proposed vehicle entranceway meets the requirements of Appendix 4 and 5.
- 12B** The proposal will not result in the total number of vehicles using any entranceway exceeding the following vehicle movements for the relevant Effects Area and road order, as set out in the following table:

Effects Area	Road Order	Average vehicle movements per day	Maximum total vehicle movements per day ^B	Maximum total vehicle movements per week
Rural	Order 1 ^A	70	140	490
	Order 2 and 3	50	100	350
Urban Services, Urban Limited Services	Order 1 ^A	60	120	420
	Order 2A	Unlimited	Unlimited	Unlimited
	Order 2	40	80	280
	Order 3	20	40	140
^A excludes limited access roads				
^B excludes temporary activities				

- 12C** The proposed activity will gain vehicular access from a State Highway; and.
- (i) The vehicle access to be used has been approved by Council through a previous subdivision consent for which section 224(c) certification has been obtained; or
 - (ii) The proposed land use activity will not result in an increase of traffic accessing the site over and above the existing traffic volumes associated with the site.

Rules

- 12.1 Any activity which complies with all of the standards is a permitted activity.
- 12.2 Any activity which does not comply with standards 12A or 12B or 12C is a discretionary activity.

13. Vehicle Parking and Loading

All land use activities need to show that provision has been made for the parking, loading and manoeuvring of resident, service, staff and/or customer vehicles on the site.

The following standards and rules apply.

Standards

- 13A** Every activity, excluding temporary activities, provides on-site car parking and loading spaces in accordance with all relevant activity standards in the following table:

Activity	# of on-site parking spaces	# of on-site loading spaces
All activities (except lots used for utility service purposes) minimum parking requirement	2 on-site spaces	-
Activities which employ staff for in excess of 20 hours per week	2 on-site spaces for every 3 full time equivalent staff	1 loading space
Activities which involve overnight customer parking	1 on-site space per 50m ² of gross floor area	-
Activities which involve customer parking on a short term basis	1 on-site space per 25m ² of gross floor area; or	-
	1 on-site space per 5m ² of the total floor area in the building used by customers	-

Every building used exclusively for private or public gatherings	1 on-site space per every 10 people that the building is designed to accommodate	-
Any land used exclusively for private events and gatherings	1 on-site space for every 10 people that are to be accommodated by the event or gathering	-

13B Every parking and loading space is designed in accordance with Appendix 6 and the following standards:

- (i) On-site parking or loading spaces are not located within the front yard of a property; and
- (ii) All parking and loading spaces are designed and located so that reverse manoeuvring of vehicles is avoided onto or from the following road orders:
 - (a) All **Order 1, 2 and 2A Roads**; and
 - (b) **Order 3 roads** in the **Rural Effects Area**; and
- (iii) In the Urban Services and Urban Limited Services Effects Area, or in the Rural Effects Area where located within 250 metres of a dwelling not located on the subject property and vehicle access is obtained from a sealed public road all parking spaces, manoeuvring areas, and associated vehicle access, other than those associated with a single residential dwelling, will be formed and drained with permanent sealed or paved all weather, dust-free surface; and
- (iv) All parking spaces, loading spaces and associated manoeuvring areas are designed to accommodate the 90 percentile tracking curve of the vehicle they are designed to accommodate; and
- (v) All parking spaces, other than those associated with a residential dwelling are designed and located to have ready access to a road at all times.

Rules

13.1 Any activity which complies with standards 13A and 13B is a permitted activity.

13.2 Any activity which does not comply with standard 13A or 13B is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:

- (a) safety of road users and pedestrians;
- (b) availability of, or adverse effects on on-street parking; and
- (c) neighbourhood amenity values

14. Noise

Noise can have a significant impact on people and their enjoyment of life. Adverse noise effects can prevent people from going about their normal activities, create health problems, limit the use of properties, and reduce the amenity values of public and private areas. Over time the noise generated by activities can combine to increase the background level of noise in an area.

The following standards and rules apply.

Methods of Assessment

1. All measurements shall be taken at the boundary of the site receiving the noise except that in the **Rural Effects Area** the measurement shall be taken at the notional boundary of any rural site receiving the noise.
2. Noise from well drilling and testing from within the Renewable **Electricity Generation Policy Area** is to be measured from the **Waipapa Noise Control Boundary** provided that the noise standard for activities within the **Renewable Electricity Generation Policy Area** are complied with (see note 1 above).
3. Noise received by any habitable buildings located within the **Waipapa Core Site Noise Control Boundary** will not be taken to be residential buildings for the purpose of determining a notional

boundary for noise generated within the **Renewable Electricity Generation Policy Area**, including well drilling and testing activities.

4. Day shall be defined as:

- **Monday to Friday 7am to 10pm.**
- **Saturday 7am to 7pm.**
- **Sunday and public holidays 8am to 5pm.**

5. Night shall be defined as:

- **At all other times.**

6. Where adjoining properties have frontage onto different orders of road or are located in different effects areas the most stringent noise standard shall apply at the receiving boundary.

7. Sound levels will be measured in accordance with the provisions of New Zealand Standard NZS 6801:2008 "Acoustics Measurement of Environmental Sound" and will be assessed in accordance with the provisions of New Zealand Standard NZS 6802:2008 "Acoustics Environmental Noise".

8. The measurement of sound in relation to wind turbine generators will be measured in accordance with NZS6808:2010 "Acoustics – The Assessment and Measurement from Wind Turbine Generators".

Standards

14A Noise Measurements shall not exceed:

Effects Area	Road Order	L _{Aeq} (Day)	L _{Aeq} (Night)	L _{Amax} (Night)
Rural Effects Area (excluding Waipapa Noise Control Boundary)	1, 2 & 3	50dB	40dB	70dB
Urban Services Effects Area	1 & 2	55dB	45dB	75dB
	2A	70dB	60dB	75dB
	3	50dB	40dB	70dB
Urban Limited Services Effects Area	1	55dB	45dB	75dB
	2 & 3	50dB	40dB	70dB
Renewable Electricity Generation Policy Area (excluding noise generated from sirens, circuit breakers and hydro spills)	1	55dB	40dB	75dB
Waipapa Noise Control Boundary – Well Drilling and Testing within the Renewable Energy Generation Policy Area	1	70dB	60dB	75dB

14B Within the **Rural Effects Area**, the noise being generated originates from farm animals and/or agricultural vehicles (where not used for recreational purposes), associated with the day to day operation of an agricultural activity.

Rules

14.1 Any activity, excluding those to which standard 14B applies, that complies with standard 14A is a permitted activity.

14.2 Any noise to which standard 14B applies is a permitted activity.

- 14.3** Any construction, maintenance or demolition activity which complies with New Zealand Standard NZS:6803:1999 “Acoustics Construction Noise” is a permitted activity.
- 14.4** Any activity which does not comply with standard 14A and/or 14B will be considered as a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) nuisance effects associated with noise;
 - (b) hours and/or duration of operation;
 - (c) effects on private amenity values and neighbourhood character;
 - (d) effects on neighbouring properties causing health related problems;
 - (e) impacts on amenity values and/or neighbourhood character; and
 - (f) whether noise generation unreasonably limits the use and/or enjoyment of other properties.

Duty to avoid unreasonable noise

Despite standards 14A and 14B, Section 16 of the Resource Management Act 1991 prescribes that every occupier of land (including any premises and any coastal marine area) has a duty to adopt the best practicable option to ensure that the emission of noise from land or water does not exceed a reasonable level.

15. Odour

The generation of odour has the potential to adversely affect amenity values, human health, rural and neighbourhood character.

Because of the difficulty in defining and then controlling odour the Council believes that it is better to control where odour producing activities are located in relation to surrounding land use activities. This can be achieved by setbacks and buffer areas.

The Council will manage activities which generate objectionable odour beyond property boundaries so that adverse effects on people on neighbouring land are avoided.

The following standards and rule apply.

Standards

- 15A** The activity does not result in odour that is deemed to be objectionable beyond the boundary of the property on which it is generated.
- 15B** Within the Rural Effects Area, the odour being generated is associated with the established day to day farming operations such as feeding out of silage, grazing of animals or the g round based dispersal of effluent.

This standard does not apply to silage pits or effluent ponds constructed after the date of notification of the Proposed District Plan (16 September 2010).

Rules

- 15.1** Any activity, excluding those to which standard 15B applies, that complies with standard 15A is a permitted activity.
- 15.1A** Any odour to which Standard 15B applies is a permitted activity.
- 15.2** Any activity which does not comply with standard 15A is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) amenity values;
 - (b) human health and safety;

- (c) objectionable odour; and
- (d) rural and neighbourhood character.

16 Dust Generation

Dust can have a number of adverse effects on the health and safety of people, other legitimate land uses such as horticultural and agricultural activities, amenity values, and traffic safety.

The following standards and rules apply.

Standards

16A Beyond the boundary of the site the deposition of dust is not objectionable.

Rules

16.1 Any activity that complies with standards 16A is a permitted activity.

16.2 Any activity that does not comply with standard 16A is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:

- (a) amenity values and the use of land;
- (b) human health and safety;
- (c) objectionable dust;
- (d) traffic safety; and
- (e) rural and neighbourhood character.

17 Storage of Materials

The exterior storage of materials can alter the appearance of a neighbourhood and the quality of outlook from nearby properties and roads. Landscaping and screening of stored materials is important for maintaining the rural town character and improving the tourism appearance of the area.

The following standards and rules apply.

Standards

17A Any exterior storage of materials or placement of temporary storage structures which front onto Order 1, 2 and 3 Roads in the **Urban Services** or **Urban Limited Services Effects Area** or the **Countryside Living Policy Area** are screened from any road or adjoining property by either:

- (i) a 2 metre high solid wall or fence; or
- (ii) dense evergreen vegetation of a minimum 2 metres in height or capable of growing within 6 months to 2 metres in height.

17B No materials are visible above the 2 metre screen from any dwelling within 50 metres.

17C No exterior storage of materials which front onto Order 1, 2 and 3 roads in the **Rural Effects Area** outside the **Countryside Living Policy Area**

Rules

17.1 Any activity which complies with standards 17A and 17B, or standard 17C is a permitted activity.

17.2 Any activity which does not comply with standards 17A and 17B is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:

- (a) the location and screening of materials stored on the site; and
- (b) the height of materials stored on the site; and

- (c) extent, height, type, design and adequacy of screening required to be provided; and
- (d) removal of stored materials.

17.3 Any activity which does not comply with Standard 17C is a discretionary activity.

18 Outside Lighting / Reflective Building Materials

While sunlight is usually a positive light source, other sources of light such as artificial lighting or glare can create a nuisance for neighbouring property owners or a hazard for road users.

The following standards and rules apply.

Standards

- 18A** Light emissions from a site do not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the boundary of the site.
- 18B** No structure is finished in a manner which could create a glare nuisance to road users or neighbouring properties.

Rules

- 18.1** Any activity which complies with standards 18A and 18B is a permitted activity.
- 18.2** Any activity which does not comply with standard 18A or 18B is a restricted discretionary activity. The Council will restrict its discretion to:
 - (a) nuisance effects associated with glare and light spillage;
 - (b) effects on private amenity values and neighbourhood character;
 - (c) hours and/or duration of operation; and
 - (d) effects on the safety of the road and railway network users.

19 On-Site Signs

On-site signs identify where an activity is located and show the goods and services that are offered on that site. The Council will only control the appearance of signs to ensure that traffic safety and neighbourhood character is not compromised.

The following standards and rules apply.

Standards

- 19A** Signs are not to imitate the content, colour or appearance of approved official signs.
- 19B** No reflective materials are to be used.
- 19C** No sign is to be internally or externally illuminated.
- 19D** All signs are to be signwritten to a professional quality.
- 19E** Any sign which is to be erected on, or connected to, a verandah in any **Pedestrian Precinct** has a clearance height of at least 2.2 metres above any footpath.
- 19F** Any sign which is to be erected on, or connected to, a verandah in any **Pedestrian Precinct** has a clearance distance of at least 450 millimetres inwards from the roadway kerb and channel.
- 19G** Sign letters in relation to speed limits are to have a minimum size of:

- (i) up to 60km/hr 100mm; or
- (ii) 70km/hr 120mm; or
- (iii) 80 to 100km/hr 160mm.

19H Each property adjoining a State Highway may have one double sided free-standing sign at or near the entrance to the site, and signs attached to buildings.

(Note: Signs above verandahs in public airspace which require a building consent are dealt with under Section 7 - see standard 7C).

Rules

19.1 Any sign or temporary sign which complies with all of the standards is a permitted activity.

19.2 Any advertising sign which does not comply with standard 19H is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:

- (a) Traffic safety matters relating to the size, location, appearance, illumination, finish and number of signs to be erected on the property.

19.3 Any advertising sign which does not comply with standards 19A to 19G inclusive is a discretionary activity.

20 Off-Site Signs

The Council wishes to encourage development within the District and recognises that some activities need signs. Off-site signs are signs which are not located on the property where the activity being advertised is carried out. In dealing with sign applications the Council's main concern will be the adverse effect that poorly designed and located signs can have on the safety of road users, neighbourhood and rural character; and cultural values.

The following standards and rules apply.

Standards

20A Signs are not to imitate the content, colour or appearance of approved official signs.

20B No reflective materials are to be used.

20C Advertising signs are to be located within 1 km of the activity they advertise.

20D No sign is to be internally or externally illuminated.

20E No sign may be erected on road reserve without the written consent of the road controlling authority.

20F No sign may be erected on private property without the written consent of the owner of the land.

20G No sign may be erected upon an archaeological, historic or cultural site, or any site of significance shown on the Planning Maps and in Appendix 8A.

20H Signs are to be signwritten to a professional standard.

20I Signs are to contain no more than 6 words, symbols or graphics and no more than 40 characters.

20J Signs are designed and located to comply with the requirements of the following table, with respect to the posted speed limit of the road onto which the sign fronts:

posted speed limit (km/hr)	minimum sign Letter size (mm)	viewing distances from property access (m)	viewing distances from intersections (m)	advance visibility of temporary and advertising signs (m)	separation distances between signs (m)
50	100	45	80	-	-
60	100	65	105	-	-
70	120	85	130	-	60
80	160	115	175	180	70
100	160	170	250	180	80

20K No sign may be located on private property without the written consent of the road controlling authority.

Rules

20.1 Official Signs are a permitted activity throughout the District and are not required to comply with the standards.

20.2 Any advertising sign which complies with all of the standards is a permitted activity.

20.3 Any temporary sign which complies with all the standards, except standard 20C, is a permitted activity.

20.4 Any temporary sign which does not comply with one or more of the standards except 20C above is a discretionary activity.

20.5 Any advertising sign which does not comply with standard 20K is a discretionary activity.

20.6 Any advertising sign which does not comply with one or more of the standards above (excluding standard 20K) is a non-complying activity.

21 Historic Heritage Sites and Notable Trees

Council has a responsibility to ensure that the historic heritage values of sites, buildings, places and items of heritage value, including notable trees, in the District are protected from inappropriate subdivision.

Council recognises the New Zealand Historic Places Trust and Iwi/Hapu as being authorities in heritage matters. It is important that these authorities are fully informed of proposed activities which may adversely affect the historic heritage of the District including sites of significance identified in Iwi Management Plans that have been independently audited and lodged with Council.

In the event of an “accidental discovery” of archaeological material the following procedures shall be followed:

- (i) All works within the vicinity shall cease immediately.
- (ii) Those undertaking the work shall contact and advise; Council, the relevant iwi and New Zealand Historic Places Trust of the occurrence.
- (iii) In the event of discovery of human remains, in addition to the above, the New Zealand Police shall be advised as soon as practicable.

Works shall not resume until necessary approvals have been given by the relevant Iwi representative and New Zealand Historic Places Trust and where appropriate by New Zealand Police.

Under the Historic Places Act 1993 it is an offence to damage or destroy an archaeological site without an authority from the Historic Places Trust. If any activity is likely to damage or destroy an archaeological site then the New Zealand Historic Places Trust must be contacted for information about obtaining an authority from the New Zealand Historic Places Trust to damage or destroy any site.

The following standards and rules apply.

Standards

- 21A** The proposed building and/or earthworks is not to be carried out:
- (i) Within 100 metres of a recorded Category A archaeological site identified on the Planning Maps and/or in Appendix 7; or
 - (ii) Within 100 metres of a recorded Category B archaeological site identified on the Planning Maps and/or in Appendix 8; or
 - (iii) Within an area shown on the Planning Maps and in Appendix 8A as being a site of significance.
- 21B** The proposed land use involves only minor works and does not involve or contribute to the modification, or alteration of a registered historic site, building, place or area identified on the Planning Maps and/or in Appendix 9.
- 21C** The proposed land use does not involve the demolition or relocation of a registered historic site, building, place or area identified on the Planning Maps and/or in Appendix 9.
- 21D** No ground works will be undertaken within the dripline of any notable tree identified on the planning maps and/or in Appendix 10.
- 21E** Works are proposed to be undertaken on a notable tree identified on the planning maps and/or in Appendix 10, and
- (i) any branches to be trimmed have a diameter of less than 50mm; or
 - (ii) any branches to be removed are identified by an approved arborist as being terminally diseased, dead or dangerous; and
 - (iii) all works are to be undertaken under the supervision of a contractor approved by the New Zealand Arboricultural Association
- 21F** A notable tree identified on the Planning Maps and/or in Appendix 10 is proposed to be damaged or removed, and
- (i) an arborist approved by the New Zealand Arboricultural Association has provided written verification to Council that the tree is dead or dangerous; and
 - (ii) the tree is to be removed under the supervision of a contractor approved by the New Zealand Arboricultural Association.

Rules

- 21.1** Any activity which complies with standards 21A, 21B and 21C is a permitted activity.
- 21.2** Any activity which complies with standards 21D, 21E and 21F is a permitted activity.
- 21.3** Any proposed activity which does not comply with standard 21A and/or 21B is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) the identification of the extent of any recorded archaeological site identified on the Planning Maps and/or in Appendices 7 or 8, or any site of significance as shown on the Planning Maps and in Appendix 8A; and
 - (b) methods for protecting any recorded archaeological site identified on the Planning Maps and/or in Appendices 7 and 8, or any site of significance as shown on the Planning Maps and in Appendix 8A from physical damage; and
 - (c) The extent to which the activity affects the integrity of and the contribution that the archaeological site makes to its surrounding area; and
 - (d) Methods to avoid, remedy or mitigate the adverse effects arising from any activity on the recorded historic heritage site including but not limited to, methods for maintaining and enhancing the heritage values of the site and structures.

- 21.4** Any activity which does not comply with standards 21D or 21E is a discretionary activity.
- 21.5** Any proposed activity which does not comply with Standard 21C or 21F is a non-complying activity.

22 Hazardous Substances

The Council has responsibility under Section 31 of the Resource Management Act 1991 to manage any actual or potential effects from the use, development or protection of land, including the prevention or mitigation of any adverse effects from the storage, use, disposal or transportation of hazardous substances. The following provisions require resource consent to be obtained where activities involving the use, storage, transportation or disposal of hazardous substances has the potential to generate adverse effects on human health or the environment.

Standards

- 22A** The aggregate quantity of hazardous substances of any hazard classification on the property to be used or stored for industrial and / or trade purposes is equal to or less than the quantity specified for the relevant effects area and road order in Appendix 17.
- 22B** The activity is a service station on an Order 1, 2 or 2A road with a maximum storage for retail sale of:
- (i) Up to 100,000 litres of petrol in underground tanks; and/or
 - (ii) Up to 50,000 litres of diesel in underground storage tanks; and/or
 - (iii) 6 tonnes of LPG (single vessel storage); and
- 22C** It is demonstrated that any activity provided for in Standards 22A or 22B complies with the conditions for permitted activities contained in Appendix 18.
- 22D** The proposal does not involve the bulk transportation of hazardous substances for industrial and/or trade purposes on an **Order 3 road** within the **Urban Services** or **Urban Limited Services Effects Areas**.
- 22E** The proposal does not involve the disposal of hazardous substances used, stored or transported for industrial and/or trade purposes.

Rules

- 22.1** Any activity which complies with all of the relevant standards is a permitted activity.
- 22.2** Any activity which does not comply with standards:
- (a). 22A, 22C or 22D; or
 - (b). 22B, 22C or 22D;
- is a discretionary activity.
- 22.3** Any activity which does not comply with standard 22E is a non-complying activity.

23 Use of Surface Water

The use of rivers and lakes in the District for recreational and commercial purposes is important. Water bodies in the District can be used for a range of purposes including water supply, irrigation and electricity generation. The Council recognises that there are some uses which can have adverse effects on these rivers and lakes, or on people in the area and that some activities need to be controlled to protect the values and uses of these areas.

Noise created by activities on rivers and lakes can impact on people who live on, or use, land near them. Structures such as pontoons and jetties which are fixed to land but float on the water can alter water flows, trap debris and restrict other users.

The Council recognises and accepts the authority of the “Waikato Regional Council Navigation Safety Bylaw 2009” which applies to all navigable rivers within the Otorohanga District. This bylaw is administered by Environment Waikato. The provisions of this bylaw should be referred to for any proposed use of surface water on any navigable river in the district.

The following standards and rules apply.

Standards

- 23A** Noise levels at the riverbank or lakeshore are not to exceed those applying to the adjoining property (see Section 14 of this Chapter) from the boundary of which they are being measured.
- 23B** The proposal does not involve the construction of a structure fixed to land that extends onto the surface of river or lake.

Rules

- 23.1** Any activity which complies with all of the standards is a permitted activity.
- 23.2** Any activity which does not comply with one or more of the standards is a discretionary activity.

24. Assessment Criteria for Restricted Discretionary and Discretionary Activities

In considering any application for a restricted discretionary or discretionary activity in the Land Use Chapter, Council will have regard to the following assessment criteria.

Restricted discretionary activities will only be assessed in terms of the matters over which Council has restricted the exercise of its discretion as set out in the relevant rule, and the assessment criteria which relate to those matters.

24.1. District Wide Rules

Rule 1.1 – Discretionary Activity	
Rule 1.11(c) – Discretionary Activity	
1	Consistency with the objectives and policies contained in the land use Chapter of this District Plan:
2	The extent to which any adverse effects can be avoided, remedied or mitigated.

24.2. Landscape Policy Area

Rule 2.2 – Restricted Discretionary Activity												
1	Consistency with the objectives and policies set out in the following table:											
	<table><tr><th>Issue</th><th>Objectives</th><th>Policies</th></tr><tr><td rowspan="3">Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources</td><td>1.2.1</td><td>1.3.2</td></tr><tr><td>1.2.2</td><td>1.3.3</td></tr><tr><td></td><td>1.3.4</td></tr></table>	Issue	Objectives	Policies	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1	1.3.2	1.2.2	1.3.3		1.3.4	
Issue	Objectives	Policies										
Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1	1.3.2										
	1.2.2	1.3.3										
		1.3.4										
2	The degree to which any adverse effects on Outstanding Landscapes are avoided.											
3	Whether any adverse effects on the natural and landscape character; visual amenity, heritage and cultural values of Landscapes of High Amenity Value are avoided, remedied or mitigated.											
4	Within any Landscapes of High Amenity Value , the degree to which design, location, height, colour, exterior finish and scale of buildings: (i) Compromises key landscape characteristics / values, key natural features (as identified in the following table), visual amenity, and views of ridgelines; and (ii) integrates with, is sympathetic to, and is absorbed into the surrounding environment.											
	<table><tr><th>Landscape Characteristics / Values and Natural Features</th></tr><tr><td>Key Natural Features To Be Recognised:<ul style="list-style-type: none">Karst Features (eg. The Dome, Ngawhakatarā, Otuatakahi & Tokahaere Rock)Indigenous Forest & Margins (eg. Mt Pironga, Titirangi Range & Hauturu / Omarama foothills, mixed forest & pasture near Pekanui, Duncan & Tahaia Bush Roads)Rivers, Streams & Riparian Margins (eg. Waikato, Waipa, Oparau & Awaroa Rivers)Wetlands (eg. Awaroa River Arapatiki Bay)Escarpments, Headlands & Coastal Ridges (eg. Ahititi, Tawairoa, Te Umuroa Point & Tauratahi Point at Kawhia)Harbour Margins (Kawhia / Aotea Harbours)</td></tr><tr><td>Means to Recognise Key Landscape Characteristics / Values<ul style="list-style-type: none">Protection of the visual appeal of individual features & Areas of High Amenity ValueMaintenance & enhancement of their naturalness & endemic (Otorohanga / NZ) characterMaintenance of their visual & physical integrity – including protection of key forest / riparian & landform elements, & maintenance of pastoral margins (where appropriate)</td></tr></table>		Landscape Characteristics / Values and Natural Features	Key Natural Features To Be Recognised: <ul style="list-style-type: none">Karst Features (eg. The Dome, Ngawhakatarā, Otuatakahi & Tokahaere Rock)Indigenous Forest & Margins (eg. Mt Pironga, Titirangi Range & Hauturu / Omarama foothills, mixed forest & pasture near Pekanui, Duncan & Tahaia Bush Roads)Rivers, Streams & Riparian Margins (eg. Waikato, Waipa, Oparau & Awaroa Rivers)Wetlands (eg. Awaroa River Arapatiki Bay)Escarpments, Headlands & Coastal Ridges (eg. Ahititi, Tawairoa, Te Umuroa Point & Tauratahi Point at Kawhia)Harbour Margins (Kawhia / Aotea Harbours)	Means to Recognise Key Landscape Characteristics / Values <ul style="list-style-type: none">Protection of the visual appeal of individual features & Areas of High Amenity ValueMaintenance & enhancement of their naturalness & endemic (Otorohanga / NZ) characterMaintenance of their visual & physical integrity – including protection of key forest / riparian & landform elements, & maintenance of pastoral margins (where appropriate)							
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Means to Recognise Key Landscape Characteristics / Values <ul style="list-style-type: none">Protection of the visual appeal of individual features & Areas of High Amenity ValueMaintenance & enhancement of their naturalness & endemic (Otorohanga / NZ) characterMaintenance of their visual & physical integrity – including protection of key forest / riparian & landform elements, & maintenance of pastoral margins (where appropriate)												

	<ul style="list-style-type: none"> • <i>Protection of their contribution to the wider amenity values & diversity of the District</i> • <i>Maintenance of their relationship to Outstanding Landscapes including the protection of views to Outstanding Landscapes (eg. Mt Pirongia, the Kawhia Harbour)</i> • <i>Maintenance of physical & visual connections / linkages between Areas of High Visual Amenity, as well as to Outstanding Landscapes</i> • <i>Retention of key elements (eg. through removal of rock features & drainage of wetlands)</i> • <i>Avoidance of development in front of features & co-located close to them</i> • <i>Avoiding development dominating key ridges, headlands & skylines</i>
5	The matters to which Council has restricted the exercise of its discretion in Rule 2.2.

24.3. Coastal Policy Area

Rule 3.4 – Restricted Discretionary Activity																							
Rule 3.5 – Restricted Discretionary Activity																							
1	Consistency with the objectives and policies set out in the following table:																						
	<table><tr><th>Issue</th><th>Objectives</th><th>Policies</th></tr><tr><td rowspan="5"><u>Issue 2</u> – Coastal Environment</td><td>2.2.1</td><td>2.3.2</td></tr><tr><td>2.2.2</td><td>2.3.3</td></tr><tr><td>2.2.3</td><td>2.3.4</td></tr><tr><td>2.2.4</td><td>2.3.5</td></tr><tr><td>2.2.5</td><td>2.3.6</td></tr><tr><td rowspan="3"><u>Issue 4</u> – Natural Hazards</td><td>4.2.1</td><td>4.3.1</td></tr><tr><td>4.2.2</td><td>4.3.2</td></tr><tr><td>4.2.3</td><td>4.3.4</td></tr></table>	Issue	Objectives	Policies	<u>Issue 2</u> – Coastal Environment	2.2.1	2.3.2	2.2.2	2.3.3	2.2.3	2.3.4	2.2.4	2.3.5	2.2.5	2.3.6	<u>Issue 4</u> – Natural Hazards	4.2.1	4.3.1	4.2.2	4.3.2	4.2.3	4.3.4	
Issue	Objectives	Policies																					
<u>Issue 2</u> – Coastal Environment	2.2.1	2.3.2																					
	2.2.2	2.3.3																					
	2.2.3	2.3.4																					
	2.2.4	2.3.5																					
	2.2.5	2.3.6																					
<u>Issue 4</u> – Natural Hazards	4.2.1	4.3.1																					
	4.2.2	4.3.2																					
	4.2.3	4.3.4																					
2	The extent to which the adverse effects of the proposed activity will impact on the character of the surrounding coastal environment.																						
3	The extent to which building location, design, height, size and scale avoids adverse effects on significant ridgelines.																						
4	Whether any adverse effects on the character; visual amenity, historic heritage values of the coastal environment can be avoided, remedied or mitigated.																						
5	The degree to which building design, density, intensity, location, height, size, scale, colour, exterior surface materials and/or glazing: (i) compromises visual amenity, open space characteristics and public views of the coastal environment; and (ii) integrates with, is sympathetic to, and is absorbed into the surrounding coastal environment.																						
6	Whether there is adequate landscaping, planting and appropriate vegetative screening to mitigate the visual effects of the proposal on the surrounding coastal environment.																						
7	The degree to which buildings within the Coastal Policy Area are designed and located to avoid ribbon development, the loss of open space characteristics, and to address adverse cumulative effects.																						
8	The matters to which Council has restricted the exercise of its discretion in Rules 3.4 or 3.5																						

24.4. Indigenous Vegetation

Rule 4.5 – Restricted Discretionary Activity	
Rule 4.6 – Restricted Discretionary Activity	
Rule 4.7 – Restricted Discretionary Activity	
Rule 4.8 – Discretionary Activity	
1	Consistency with the objectives and policies set out in the following table:

	Issue	Objectives	Policies
	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1 1.2.2 1.5.1 1.5.2 1.5.3	1.3.4(e) 1.6.1 1.6.2 1.6.3
	Issue 2 – Coastal Environment	2.2.1	2.3.5(a) 2.3.5(d)
	Issue 3 – Rural Character	3.2.3 3.2.6	3.3.7(m) 3.3.7(n)
2	The degree to which significant indigenous vegetation and habitats of rare and/or endangered indigenous fauna are identified, avoided, retained, maintained and/or protected from the adverse effects of clearing or modifying indigenous vegetation.		
3	Whether sufficient information has been provided to determine if the indigenous vegetation to be cleared or modified is significant and opportunities for the relocation of indigenous flora and fauna are provided to conservation agencies.		
4	The extent to which it is appropriate, for other areas of indigenous vegetation or habitats of indigenous fauna to be protected and/or established, and mitigation and/or restorative planting is provided or retained in order to offset any indigenous vegetation clearance and modification.		
5	The extent to which the clearance or modification of indigenous vegetation will compromise landscape values, including significant natural features and landforms, and/or cultural values.		
6	Whether any adverse effects on rural character, including visual amenity values caused by the clearance or modification of indigenous vegetation can be avoided, remedied or mitigated.		
7	That the clearance or modification of indigenous vegetation does not damage, modify or destroy any archaeological, historic, cultural or heritage sites.		
8	The matters to which Council has restricted the exercise of its discretion in Rules 4.5, 4.6 or 4.7.		

24.5. Earthworks

Rule 5.5 – Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1 1.2.2 1.8.1 1.8.3 1.8.4	1.3.2, 1.3.3 1.3.4(a), 1.3.4(d) 1.3.4(e) 1.9.1, 1.9.3 1.9.4
	Issue 2 – Coastal Environment	2.2.1	2.3.5
	Issue 3 – Rural Character	3.2.1	3.3.7(k)
	Issue 4 – Natural Hazards	4.2.1	4.3.2
	Issue 5 – Neighbourhood Character	5.2.1	5.3.2(p)
	Issue 11 – Network Utilities	11.2.2	11.3.10
2	Whether any adverse effects of earthworks within Outstanding Landscapes and Landscapes of High Amenity Value are avoided, remedied or mitigated.		
3	The extent to which the adverse effects of earthworks on visual amenity values and/or rural and neighbourhood character, and natural landscapes or landforms can be avoided, remedied or mitigated.		
4	The extent to which: (i) any site of significance shown on the Planning Maps and in Appendix 8A is able to be		

	protected from the proposed earthworks; or (ii) any damage, modification or destruction of sites of significance shown on the Planning Maps and in Appendix 8A can be avoided, remedied or mitigated; and (iii) the outcomes of consultation with Iwi / hapu can be taken into account.
5	The extent to which any adverse effects of earthworks upon freshwater fish habitats in or adjoining any natural waterbody are avoided, remedied or mitigated.
6	The extent to which the earthworks management plan identifies the adverse effects and proposes adequate measures to avoid, remedy or mitigate against them.
8	Whether the earthworks are likely to cause, increase or accelerate the potential for: (i) erosion; or (ii) land instability; or (iii) material damage to land or buildings; or (iv) risk to human life; on that site or on any other site in the vicinity.
9	The earthworks will not compromise the safe or efficient operation of high voltage electricity lines identified on the planning maps.
10	The content of written comments and recommendations received from the relevant high voltage electricity line operator.

24.6. Natural Hazards

Rule 6.3 – Restricted Discretionary Activity Rule 6.4 – Discretionary Activity Rule 6.5 – Discretionary Activity																						
1	Consistency with the objectives and policies set out in the following table:																					
	<table> <tr> <th>Issue</th><th>Objectives</th><th>Policies</th></tr> <tr> <td>Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources</td><td>1.8.1</td><td>1.9.1</td></tr> <tr> <td>Issue 2 – Coastal Environment</td><td>2.2.3</td><td>2.3.5(b)</td></tr> <tr> <td rowspan="5">Issue 4 – Natural Hazards</td><td>4.2.1</td><td>4.3.1</td></tr> <tr> <td>4.2.2</td><td>4.3.2</td></tr> <tr> <td>4.2.3</td><td>4.3.3</td></tr> <tr> <td></td><td>4.3.4</td></tr> <tr> <td></td><td>4.3.5</td></tr> </table>	Issue	Objectives	Policies	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.8.1	1.9.1	Issue 2 – Coastal Environment	2.2.3	2.3.5(b)	Issue 4 – Natural Hazards	4.2.1	4.3.1	4.2.2	4.3.2	4.2.3	4.3.3		4.3.4		4.3.5	
Issue	Objectives	Policies																				
Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.8.1	1.9.1																				
Issue 2 – Coastal Environment	2.2.3	2.3.5(b)																				
Issue 4 – Natural Hazards	4.2.1	4.3.1																				
	4.2.2	4.3.2																				
	4.2.3	4.3.3																				
		4.3.4																				
		4.3.5																				
2	The extent to which any proposal avoids areas at high risk of natural hazards and/or areas potentially subject to damage from natural hazards.																					
3	Whether the proposal is likely to cause, increase or accelerate the potential for: (i) erosion; or (ii) land instability; or (iii) material damage to land or buildings; or (iv) risk to human life; on that site or on any other site in the vicinity.																					
4	The extent to which any proposed measures are able to be implemented to avoid, remedy or mitigate the actual or potential adverse effects of natural hazards and/or natural coastal processes.																					
5	Measures proposed to ensure that no risk to public health will result from the inundation of any on-site wastewater disposal area.																					
6	The matters to which Council has restricted the exercise of its discretion in Rule 6.3																					

24.7. Building Construction, Alteration or Relocation

Rule 7.5 – Restricted Discretionary Activity Rule 7.6 – Discretionary Activity	
1	Consistency with the objectives and policies set out in the following table:

Issue		Objectives	Policies
Issue 3 – Rural Character		3.2.1 3.2.3 3.2.4 3.2.5	3.3.2 3.3.3 3.3.5 3.3.6 3.3.7 3.3.8 3.3.9 3.3.10
Issue 5 – Neighbourhood Character		5.2.1 5.2.2 5.2.3 5.2.4 5.2.5 5.2.6	5.3.1 5.3.2 5.3.4
Issue 11 – Network Utility Operations		11.2.2	11.3.10

2	Whether the location, layout, intensity, density, design or scale of buildings will constrain or generate reverse sensitivity concerns on: (a) existing lawfully established activities and potential rural land use activities on the subject and/or adjoining properties, or (b) existing activities associated with state highways or railway tracks in the district.
3	Whether the scale, intensity, design, layout, location and/or nature of the activity is compatible with the existing rural and/or neighbourhood character of the area.
4	The extent to which, any adverse effects on rural and/or neighbourhood character and associated amenity values can be avoided, remedied or mitigated.
5	The degree to which, buildings, access ways, and other development features, including landscaping, within the Countryside Living Policy Area are designed to integrate with and form part of the surrounding rural landscape.
6	Whether the nature and use of any building within the Countryside Living Policy Area is compatible with rural land use activities, or other land use activities that are typically associated with rural residential areas.
7	The extent to which, the scale, intensity, design, layout, location and/or nature of the activity detracts from or degrades existing neighbourhood character and associated amenity values.
8	Whether the nature and use of any building within the Urban Services or Urban Limited Services Effects Areas has effects that are compatible with land use activities existing in these areas.
9	The buildings will not compromise the safe or efficient operation of high voltage electricity lines identified on the planning maps, and/or the transport network (including the North Island Main trunk Railway, roads and state highways) within the District.
10	The content of written comments and recommendations received from the relevant high voltage electricity line operator, road controlling authority or railway operator.
11	The matters to which Council has restricted the exercise of its discretion in Rule 7.5

24.8. Wastewater, Stormwater, Water Supply

Rule 8.3 – Restricted Discretionary Activity Rule 9.3 – Restricted Discretionary Activity Rule 10.4 – Restricted Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
Issue		Objectives	Policies
Issue 3 – Rural Character		3.2.4	3.3.7(p) 3.3.10(h)
Issue 5 – Neighbourhood Character		5.2.4	5.3.2(t) 5.3.3

			5.3.4(k)
	Issue 11 – Network Utility Operations	11.2.2	11.3.6
2	The extent to which any proposed means of wastewater management, stormwater management, or water supply is provided to meet acceptable standards.		
3	Whether the property is able to be connected to existing public infrastructure.		
4	Whether the existing public infrastructure can be extended and/or upgraded to serve the proposed development		
5	The degree to which the proposal and any associated works will impact on the efficient functioning of the existing public infrastructure.		
6	Where relevant, the degree to which the wastewater, stormwater or water supply systems are designed to meet Council Engineering Design Standards.		
7	The matters to which Council has restricted the exercise of its discretion in Rules 8.3, 9.3 or 10.4.		

24.9. Planting of Trees or Crops

Rule 11.2 – Restricted Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	Issue 3 – Rural Character	3.2.1	3.3.7(d)
	Issue 5 – Neighbourhood Character	5.2.1	5.3.2(e)
	Issue 8 – Safety of Road Users	8.2.2(b)	8.3.5(a) 8.3.5(b)
	Issue 11 – Network Utility Operations	11.2.2	11.3.10
2	Whether the trees/crops will compromise the safety of pedestrians or road users or adversely affect the safe operation of the District's transport network (including railways).		
3	The trees/crops will not compromise the daylight enjoyed by residents of any neighbouring dwelling or existing horticultural or floricultural activities undertaken on adjoining land.		
4	The trees will not compromise the safe or efficient operation of high voltage electricity lines identified on the planning maps.		
5	The matters to which Council has restricted the exercise of its discretion in Rule 11.2.		

24.10. Vehicle Access and Traffic Generation

Rule 12.2 – Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	Issue 3 – Rural Character	3.2.1	3.3.7(g) 3.3.9
	Issue 5 – Neighbourhood Character	5.2.1	5.3.2(j)
	Issue 8 – Safety of Road Users	8.2.1 8.2.2	8.3.2 8.3.3 8.3.4 8.3.5(h)
2	The degree to which the existing flow and type of traffic on, and the existing character and function of, the road will be affected by the traffic generated by the activity.		
3	Whether traffic safety improvements are required to cater for increased traffic.		
4	Whether safe vehicle access to or from a road can be provided.		
5	The content of written comments and recommendations received from the relevant road controlling authority.		
6	The extent to which the nature and volume of traffic associated with an activity will detract from or compromise the existing rural or neighbourhood character and associated amenity values of the surrounding area.		

- 7** The extent to which vehicles are required to use a railway level crossing and the degree to which traffic generation and vehicle access associated with a proposed land use activity impacts on the safe and efficient functioning of the North Island Main trunk Railway.

24.11. Vehicle Parking and Loading

Rule 13.2 – Restricted Discretionary Activity		
1	Consistency with the objectives and policies set out in the following table:	
	Issue	Objectives
	Policies	
	Issue 8 – Safety of Road Users	8.2.2(f) 8.2.2(g)
		8.3.5(i) 8.3.6
2	Road safety, neighbourhood and/or rural character are not compromised by the inadequate provision of on-site parking, loading or manoeuvring areas.	
3	Whether the non-provision of on-site car parking adversely affects the availability of on-street or other public parking facilities in the vicinity.	
4	The matters to which Council has restricted the exercise of its discretion in Rule 13.2	

24.12. Noise, Dust, Odour

Rule 14.4 – Restricted Discretionary Activity Rule 15.2 – Restricted Discretionary Activity Rule 16.2 – Restricted Discretionary Activity		
1	Consistency with the objectives and policies set out in the following table:	
	Issue	Objectives
	Policies	
	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.8.2
	Issue 3 – Rural Character	1.9.2
		3.2.1 3.2.4 3.2.5
		3.3.2 3.3.5 3.3.6 3.3.7(h) 3.3.7(i) 3.3.7(j)
	Issue 4 – Neighbourhood Character	5.2.1 5.2.2 5.2.3 5.2.4 5.2.5 5.2.6
		5.3.1 5.3.2(l) 5.3.2(n) 5.3.2(o)
2	Whether the adverse effects of noise generation, objectionable odour and/or dust drift on rural and neighbourhood character, amenity values or transport safety can be avoided, remedied or mitigated.	
3	Whether noise generation, objectionable odour and/or dust drift unreasonably limits the use or enjoyment of other properties.	
4	Whether noise generation, objectionable odour and/or dust drift has the potential to cause health problems for residents in the area.	
5	The extent to which the existing environment is already compromised by noise.	
6	The degree to which the proposed land use is compatible with or sensitive to other existing activities in the immediate area.	
7.	The degree to which the frequency, intensity, duration, nature and location of the odour or dust source has the potential to generate adverse effects.	
8	The matters to which Council has restricted the exercise of its discretion in Rules 14.4, 15.2 or 16.2.	

24.13. Storage of Materials

Rule 17.2 – Restricted Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	<u>Issue 3</u> – Rural Character	3.2.1	3.3.8(b) 3.3.9
	<u>Issue 5</u> – Neighbourhood Character	5.2.1	5.3.2(i)
2	The exterior storage of materials will have only a minor visual/ amenity effect on existing rural or neighbourhood character.		
3	Whether any adverse effects associated with the exterior storage of materials including effects on the visual outlook from other properties and roads can be avoided, remedied or mitigated.		
4	The matters to which Council has restricted the exercise of its discretion in Rule 17.2		

24.14. Outside Lighting / Reflective Building Materials

Rule 18.2 – Restricted Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	<u>Issue 3</u> – Rural Character	3.2.1	3.3.7(l) 3.3.8(c)
	<u>Issue 5</u> – Neighbourhood Character	5.2.1	5.3.2(k) 5.3.4(j)
	<u>Issue 8</u> – Safety of Road Users	8.2.2(d)	8.3.5(e) 8.3.5(f)
2	Whether the adverse effects of glare, light spillage and illumination arising from the location, intensity, design, and orientation of artificial lighting can be avoided, remedied or mitigated.		
3	Whether the direction of any source of light or glare generates any adverse effects on traffic safety, road users, the rail network or the enjoyment of neighbouring properties.		
4	That the duration and operating hours of the activity requiring the lighting do not create adverse effects for the activities on neighbouring sites.		
5	That the light or glare effect does not limit the potential development or enjoyment of adjoining sites by lowering amenity values.		
6	The matters to which Council has restricted the exercise of its discretion in Rule 18.2		

24.15. Signs

Rule 19.2 – Restricted Discretionary Activity Rule 19.3 – Discretionary Activity Rule 20.4 – Discretionary Activity Rule 20.5 – Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	<u>Issue 3</u> – Rural Character	3.2.1 3.2.6	3.3.7 (l) 3.3.7 (m)
	<u>Issue 5</u> – Neighbourhood character	5.2.1	5.3.2
	<u>Issue 8</u> – Safety of Road Users	8.2.2(c)	8.3.5(c) 8.3.5(e) 8.3.5(f)
2	Whether the adverse effects of the location, intensity, design, orientation or illumination of signs on:		

	(iii) traffic safety; (iv) road users; (v) rural and neighbourhood character; (vi) neighbouring properties; (vii) amenity values; and (viii) railway level crossing sight lines can be avoided, remedied or mitigated.
3	The sign is necessary to direct motorists to the site and would not be effective if it were located on the site.
4	The sign is of a temporary nature and is limited in the duration of effect.
5	The matters to which Council has restricted the exercise of its discretion in Rule 19.2

24.16. Historic Heritage Sites and Notable Trees

Rule 21.3 – Restricted Discretionary Activity Rule 21.4 – Discretionary Activity																							
1	Consistency with the objectives and policies set out in the following table:																						
	<table> <tr> <th>Issue</th><th>Objectives</th><th>Policies</th></tr> <tr> <td>Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources</td><td>1.2.1 1.2.2 1.5.2 1.8.3</td><td>1.3.4(e) 1.6.3(a) 1.9.4(a)</td></tr> <tr> <td>Issue 2 – Coastal Environment</td><td>2.2.1</td><td>2.3.5(h)</td></tr> <tr> <td>Issue 3 – Rural Character</td><td>3.2.6</td><td>3.3.7(m) 3.3.7(n) 3.3.7(o)</td></tr> <tr> <td>Issue 5 – Neighbourhood Character</td><td>5.2.1 5.2.2 5.2.3 5.2.7</td><td>5.3.2(m) 5.3.2(r) 5.3.2(s)</td></tr> <tr> <td>Issue-7 - Heritage</td><td>7.2.1</td><td>7.3.1 7.3.2 7.3.3 7.3.4 7.3.5 7.3.6 7.3.7 7.3.8</td></tr> <tr> <td>Issue 11 – Network Utility Operations</td><td>11.2.3</td><td>11.3.1</td></tr> </table>	Issue	Objectives	Policies	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1 1.2.2 1.5.2 1.8.3	1.3.4(e) 1.6.3(a) 1.9.4(a)	Issue 2 – Coastal Environment	2.2.1	2.3.5(h)	Issue 3 – Rural Character	3.2.6	3.3.7(m) 3.3.7(n) 3.3.7(o)	Issue 5 – Neighbourhood Character	5.2.1 5.2.2 5.2.3 5.2.7	5.3.2(m) 5.3.2(r) 5.3.2(s)	Issue-7 - Heritage	7.2.1	7.3.1 7.3.2 7.3.3 7.3.4 7.3.5 7.3.6 7.3.7 7.3.8	Issue 11 – Network Utility Operations	11.2.3	11.3.1	
Issue	Objectives	Policies																					
Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1 1.2.2 1.5.2 1.8.3	1.3.4(e) 1.6.3(a) 1.9.4(a)																					
Issue 2 – Coastal Environment	2.2.1	2.3.5(h)																					
Issue 3 – Rural Character	3.2.6	3.3.7(m) 3.3.7(n) 3.3.7(o)																					
Issue 5 – Neighbourhood Character	5.2.1 5.2.2 5.2.3 5.2.7	5.3.2(m) 5.3.2(r) 5.3.2(s)																					
Issue-7 - Heritage	7.2.1	7.3.1 7.3.2 7.3.3 7.3.4 7.3.5 7.3.6 7.3.7 7.3.8																					
Issue 11 – Network Utility Operations	11.2.3	11.3.1																					
2	Whether the adverse effects of land use and development activities on registered and recorded sites, discovered sites, buildings, notable trees, places and other items; and sites of significance shown on the Planning Maps and in Appendix 8A can be avoided, remedied or mitigated.																						
3	The extent to which the historic heritage values associated with rural and neighbourhood character are maintained and where appropriate protected.																						
4	The extent to which the historic heritage values of the Coastal Policy Area and Landscape Policy Area are preserved and enhanced.																						
5	The extent to which the land use and development activities recognise and do not compromise the relationship of Maori and the culture with their ancestral lands, water, sites, waahi tapu and other taonga.																						
6	The extent to which any land use or development activity takes into account any relevant Iwi Management Plan, Cultural Impact Assessment, Conservation Plan or Heritage Assessment lodged with Council.																						
7	The extent to which protocols can be implemented to avoid damage or destruction of any heritage or cultural sites discovered during construction or earthworks activities.																						
8	Whether any works on a notable tree have the potential to adversely affect the: (i) root health of the tree; or																						

	(ii) form health or appearance of the tree; or (iii) surrounding natural ground water level and drainage patterns.
9	Consideration of the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
10	The registration (if applicable) and the reasons for this registration of the heritage resource under the Historic Places Act 1993.
11	The policies of any conservation plan and heritage inventory relating to the heritage resource.
12	The historic heritage importance (if any) of land surrounding the heritage resource.
13	The impact the proposal has on the integrity/value of the heritage resource.
14	The importance attributed to the heritage resource by the wider community and the significance of the place for tangata whenua.
15	The recommendations made by the NZ Historic Places Trust and any other professionally recognised party in heritage conservation issues.
16	The matters to which Council has restricted the exercise of its discretion in Rule 21.3

24.17. Hazardous Substances

Rule 22.2 –Discretionary Activity													
1	Consistency with the objectives and policies set out in the following table:												
	<table> <tr> <th>Issue</th><th>Objectives</th><th>Policies</th></tr> <tr> <td rowspan="6">Issue 9 – Hazardous Substances</td><td rowspan="6">9.2.1</td><td>9.3.1</td></tr> <tr> <td>9.3.2</td></tr> <tr> <td>9.3.3</td></tr> <tr> <td>9.3.4</td></tr> <tr> <td>9.3.5</td></tr> <tr> <td>9.3.6</td></tr> </table>	Issue	Objectives	Policies	Issue 9 – Hazardous Substances	9.2.1	9.3.1	9.3.2	9.3.3	9.3.4	9.3.5	9.3.6	
Issue	Objectives	Policies											
Issue 9 – Hazardous Substances	9.2.1	9.3.1											
		9.3.2											
		9.3.3											
		9.3.4											
		9.3.5											
		9.3.6											
2	There is an adequate separation distance to adjoining land uses to prevent risk of exposure to hazardous substances.												
3	Sensitive environmental features are protected from risk of exposure to hazardous substances.												
4	The site is designed in a manner which will avoid the accidental or other release of hazardous substances to waterbodies.												
5	Whether the transportation of hazardous substances avoids Order 3 roads in the Urban Services or Urban Limited Services Effects Areas .												
6	Whether any actual or potential adverse effects associated with the use or storage of hazardous substances can be avoided, remedied or mitigated.												

24.18. Surface Water

Rule 23.2 – Discretionary Activity																
1	Consistency with the objectives and policies set out in the following table:															
	<table> <tr> <th>Issue</th><th>Objectives</th><th>Policies</th></tr> <tr> <td rowspan="5">Issue 12 – Surface Water</td><td>12.2.1</td><td>12.3.1</td></tr> <tr> <td>12.2.2</td><td>12.3.2</td></tr> <tr> <td>12.2.3</td><td>13.3.3</td></tr> <tr> <td>12.2.4</td><td></td></tr> <tr> <td>12.2.5</td><td></td></tr> </table>	Issue	Objectives	Policies	Issue 12 – Surface Water	12.2.1	12.3.1	12.2.2	12.3.2	12.2.3	13.3.3	12.2.4		12.2.5		
Issue	Objectives	Policies														
Issue 12 – Surface Water	12.2.1	12.3.1														
	12.2.2	12.3.2														
	12.2.3	13.3.3														
	12.2.4															
	12.2.5															
2	Whether the proposed activity will have an adverse effect on the recreational and conservation attributes of the river or lake and the surrounding area.															
3	Whether any adverse effects associated with noise generation, construction of structures or the use of motorised vessels can be avoided, remedied or mitigated against.															

25. Land Use Information Requirements

The Act sets out the general procedure for making an application for resource consent. The information supplied with such an application should be sufficient for any person to understand:

- who is making the application;
- the location of the site to which the proposed land use relates;
- the nature, staging, and layout of the proposed land use;
- the actual or potential effects that the land use may have on the environment;
- the ways in which any adverse effects of the land use are proposed to be avoided, remedied or mitigated; and
- any other resource consents that may be required to give effect to the land use, and whether such consents have been applied for.

All applications should include an assessment of effects on the environment prepared in accordance with the requirements of the fourth schedule to the Resource Management Act 1991.

While the Act, under Section 36A, does not impose a duty on an applicant to consult any person about their application, the Council recommends that consultation (including with Iwi/Hapu) should be undertaken prior to lodgement. This may assist in reducing delays in Council processing times or avoiding public or limited notification.

In addition to the requirements of the Act, the following sections identify general and specific information that should accompany any application for land use consent lodged with Council.

25.1. Plans

Plans drawn to an appropriate and identified scale (preferably at A3 or A4 size) showing:

1. The proposed site layout of all existing and proposed buildings; vehicle access, parking and manoeuvring area and other features associated with the proposal in relation to the property boundaries.
2. The floor area and internal layout of existing / proposed buildings.
3. Elevation plans of proposed buildings.
4. The location and extent of any existing easements and public utility services.
5. Any features on the land being subdivided; including:
 - (a) areas of vegetation;
 - (b) major topographic and geological features;
 - (c) areas of fill (existing and proposed);
 - (d) water courses;
 - (e) areas of the property which may be subject to flooding or inundation, erosion, landslip or subsidence;
 - (f) watercourses (natural and artificial); and
 - (g) any heritage or cultural sites.
6. Any notations on the Planning Maps identified as affecting the property (e.g. Policy Areas, Coastal Development Setbacks, and Designations).
7. Existing wastewater and stormwater drainage systems.
8. The formed extent of existing roads.
9. Existing electricity, telecommunication and gas lines.

10. Existing public reticulated utility services (including existing connections to these services).
11. Existing and proposed wastewater treatment systems (tanks and drainage fields).
12. Existing water supply lines (public and private).
13. Existing and proposed entranceways to serve the proposed lots.

25.2. General Information Requirements

All applications for land use consent should be accompanied by:

1. A written report which provides a description of the proposed land use activity and an assessment of it in terms of the standards and rules of the Land Use Chapter; and
2. Copies of all certificates of title involved in the application which are no more than 30 days old; and
3. Copies of documents and interests which are identified as being registered against the certificate of title, including, but not limited to:
 - (a) easement documents (subject and appurtenant);
 - (b) covenant documents;
 - (c) consent notices;
 - (d) limited access road registration;
 - (e) building line restrictions; and
 - (f) encumbrances.

25.3. Assessment Criteria

For any proposed land use activity which requires resource consent as a restricted discretionary or discretionary activity the written report submitted with the application should consider the proposal in terms of the relevant assessment criteria set out in Section 24 of the Land Use Chapter.

25.4. Objectives and Policies

For any proposed land use which requires resource consent as a discretionary or non-complying activity the written report submitted with the application should consider the proposal in terms of the relevant objectives and policies set out in the Issues Chapter.

25.5. District Wide Rules

1. Any information necessary to confirm compliance with the relevant provisions of the National Environmental Standard for Electricity Transmission 2010.
2. Any information necessary to confirm compliance with the relevant provisions of the National Environmental Standard for Telecommunications Facilities 2008.

25.6. Landscape Policy Area

1. Identification of the floor area and height of any proposed building.
2. Identification of the colour and/or finish of exterior materials associated with any proposed building.
3. Identification of the setback of any proposed building from any other building on the subject or neighbouring properties.
4. Details of proposed landscaping, including proposed species, location, height, location and ongoing maintenance.

5. Where a development control standard is not complied with, the provision of a visual impact report from a suitably qualified or experienced landscape architect which assesses the effects of the proposal and the means by which adverse effects on landscape values can be avoided, remedied or mitigated.

25.7. Coastal Policy Area

1. Identification of any coastal features, landforms, vegetation, habitat or customary activities on the subject or adjoining properties.
2. Identification of the relationship of any proposed building, earthworks or vehicle access to any significant ridgeline.
3. Identification of the floor area and height of any proposed building.
6. Identification of the colour and/or finish of exterior materials and glazing to be associated with any proposed building.
7. Identification of location of proposed building in relation to any **Coastal Development Setback**.
8. Details of proposed landscaping, including proposed species, location, height, location and ongoing maintenance.
9. Where a development control standard is not complied with, the provision of a visual impact report from a suitably qualified or experienced landscape architect which assesses the effects of the proposal on the coastal environment and the means by which adverse effects can be avoided, remedied or mitigated.
10. Where a development has the potential to adversely affect any coastal feature, landform, vegetation or habitat, the provision of a report from a suitably qualified or experienced person which assesses the effects of the proposal on the coastal environment and the means by which adverse effects can be avoided, remedied or mitigated.

25.8. Indigenous Vegetation

1. Identification of the area of any vegetation proposed to be removed, and its proximity to any waterbody.
2. Identification of whether the vegetation is recommended for protection under the Protected Natural Areas Programme, or is classified as a Site of Special Wildlife Interest.
3. Identification of the location of the vegetation to be removed in relation to any **Landscape or Coastal Policy Area**.
4. The provision of an ecological report prepared by a suitably qualified or experienced person which identifies whether or not the vegetation to be removed meets one or more of the significance criteria, and if it is considered that it is significant indigenous vegetation.
5. The provision of any sustainable forest management plan or permit issued in terms of the Forest Act 1949.

25.9. Earthworks

1. Identification of the volume and land area of associated with any proposed earthworks
2. Identification of all cut and/or fill heights to be associated with the earthworks.
3. Identification of the location of earthworks in relation to any **Coastal Policy Area**.

4. Details of consultation undertaken with Iwi/Hapu, Environmental Waikato and/or Transpower New Zealand.
5. Identification of the location of earthworks in relation to:
 - (a) waterbodies;
 - (b) high voltage electricity lines and associated support structures identified on the Planning Maps; and
 - (c) significant Natural Features.
6. Provision of an earthworks management plan which identifies:
 - (a) the area of land, including existing contours, to be disturbed;
 - (b) the location of sediment and erosion control structures;
 - (c) timing, staging and timetabling of earthworks operations; and
 - (d) proposed rehabilitation programmes.

25.10. Natural Hazards

1. Topographic plans identifying the location of any known 100 year flood level (or highest known flood level) in relation to existing buildings and proposed building platforms on any lot.
2. Provision of flood hazard report from Environment Waikato or other suitably qualified person identifying known 100 year flood level.
3. Location of areas on the subject property to be used for on-site wastewater disposal that are not liable to flooding.
4. Identification of areas on subject or adjoining properties which are or may be subject to erosion, subsidence, falling debris or slippage.
5. Identification of the location of any **River Hazard Zone**, or **Coastal Development Setback**.
6. Provision of geotechnical reports prepared by a registered engineer or other suitably qualified or experienced person in relation to the stability of land and/or proposed building platforms to be associated with the proposed land use activity.
7. The provision of information by a suitably qualified / experienced person to confirm that any building(s) to be constructed within a Hazard Risk Area at Aotea are relocatable, in terms of the definition provided by this District Plan.

25.11. Building Construction, Alteration or Relocation

1. Identification of the setback of proposed buildings from:
 - (a) legal boundaries;
 - (b) rivers, lakes, streams or the coastal marine area;
 - (c) dwellings on the subject and/or adjoining properties;
 - (d) buildings used for intensive indoor farming;
 - (e) buildings / compounds used to hold or process animals;
 - (f) high voltage electricity lines identified on the Planning Maps; and
 - (g) railway lines.
2. Identification of maximum building height and height in relation to legal boundaries.
3. Identification of the floor area of all existing and proposed buildings and determination of site coverage and/or floor area ratio calculations.
4. Identification of the number of existing dwellings on the land.

5. In association with any proposed dwelling, the identification of proposed outdoor living and service areas.
6. The provision of a building inspection report for any building to be relocated which sets out:
 - (a) photographs of the building;
 - (b) the previous use
 - (c) external condition
 - (d) subfloor framing
 - (e) confirmation the building is not dangerous or insanitary
 - (f) external reinstatement works required to be undertaken
 - (g) foundation requirements
 - (h) identification of any existing or proposed insulation to the associated with any building proposed to be relocated (where to be used as a dwelling) and the extent to which it will comply with Clause H1 (energy efficiency) of the New Zealand Building Code (for zone 2).
7. Written confirmation by the owner of the relocated building to the Council that the reinstatement work detailed in the relevant building inspection report will be completed within twelve (12) months of being relocated onto the site.
8. The provision of an acoustic report setting out the level of noise expected to be received inside any proposed building or addition to an existing building to be used for a noise sensitive activity that is located within:
 - (a) the Waipapa Noise Control Boundary;
 - (b) 80 metres of a State Highway; or
 - (c) 40 metres of a railway track.

And any measures to be incorporated into the building's design to ensure that noise levels set out in Standards 7E, 7F or 7G are complied with.

25.12. Wastewater

1. The identification of the location of any existing public reticulated wastewater system in relation to the land being developed, including existing and proposed connections to that system and any proposed extensions of the public system.
2. The provision of preliminary engineering design plans of any new connections or extensions to the public reticulated wastewater system.
3. The identification of any existing or proposed on-site wastewater treatment system, including disposal fields, in relation to property boundaries.
4. The identification of the available effective disposal area on any property that will not be connected to a public reticulated wastewater system.
5. Assessment of any proposed on-site wastewater system in relation to the relevant requirements of the Waikato Regional Plan.

25.13. Stormwater

1. The identification of the location of any existing public reticulated stormwater system in relation to the land being developed, including existing and proposed connections to that system and any proposed extensions of the public system.
2. The provision of preliminary engineering design plans of any new connections or extensions to the public reticulated stormwater system.
3. The identification of the means of on-site stormwater management to be provided for on-site detention prior to overflowing into any public reticulated stormwater system.

4. The identification and assessment of an effective stormwater disposal system proposed to be provided for any property which does not have access to any public reticulated stormwater system.

25.14. Water Supply

1. The identification of the location of any existing public water supply system, and existing fire hydrants, in relation to the land being developed, including existing and proposed connections to that system and any proposed extensions of the public system.
2. The provision of preliminary engineering design plans of any new connections or extensions to the public water supply system.
3. The identification of the proposed means by which potable water storage capacity is to be provided for any development at Kawhia.

25.15. Planting of Trees or Crops

1. Plans showing the location of proposed trees and/or crops in relation to:
 - (a) railway crossings;
 - (b) vehicle entranceways;
 - (c) roads;
 - (d) neighbouring dwellings;
 - (e) neighbouring horticultural or floricultural activities; and
 - (f) high voltage electricity lines identified on the Planning Maps.
2. Any assessment prepared by a suitably qualified or experienced person with regard to shading, icing or traffic effects associated with the trees or crops and the means by which any adverse effects can be avoided, remedied or mitigated.
3. Details of consultation undertaken with neighbouring landowners, New Zealand Railways Corporation, road controlling authorities or Transpower New Zealand.

25.16. Vehicle Access and Traffic Generation

1. Identification of the construction standard and location of existing / proposed entranceways and achievable sight visibility to and from the entranceway measured in accordance with the requirements of Appendix 5.
2. Identification of the type of vehicles and associated vehicle movements that will be associated with the land use activity.
3. The provision of written comments and recommendations from New Zealand Transport Agency where vehicle access is proposed to be obtained from a State Highway.
4. The provision of a Traffic Impact Assessment prepared by a suitably qualified or experienced person addressing the traffic effects associated with the proposal and the means by which identified adverse effects can be avoided, remedied or mitigated.

25.17. Vehicle Parking and Loading

1. The identification of requirements for and plans identifying the proposed design and formation of on-site carparking, loading and manoeuvring areas.
2. The provision of a Traffic Impact Assessment prepared by a suitably qualified or experienced person addressing the traffic effects associated with the proposed parking, loading and manoeuvring and the means by which identified adverse effects can be avoided, remedied or mitigated.

25.18. Noise

1. The provision of a Noise Assessment prepared by a suitably qualified or experienced person addressing the noise effects associated with the proposed land use activity and the means by which identified adverse effects can be avoided, remedied or mitigated.

25.19. Odour

1. The provision of an Odour Assessment prepared by a suitably qualified or experienced person addressing the odour effects associated with the proposed land use activity and the means by which identified adverse effects can be avoided, remedied or mitigated.

25.20. Dust

1. An assessment of the effect of the generation of dust on adjoining land use activities and the identification of measures by which identified adverse effects can be avoided, remedied or mitigated.
2. Details of measures to be put in place to minimise or suppress the emission of dust beyond the boundaries of the property.

25.21. Storage of Materials

1. Details of proposed fencing and/or landscaping to screen the materials proposed to be stored.
2. Details of consultation undertaken within neighbouring landowners and/or occupiers.
3. In the Rural Effects Area, identification of the types of materials to be stored, the locations from which these materials will be visible from any road or neighbouring dwelling and any proposed measures to remedy or mitigate any associated adverse effects.

25.22. Outside Lighting / Reflective Building Materials

1. Details of proposed building materials and outside lighting and the extent to which permitted activity standards are not complied with.
2. Details of consultation undertaken within neighbouring landowners and/or occupiers and the relevant roading controlling authority.
3. An assessment prepared by a suitably qualified or experienced person of the effect of the lighting or glare and the identification of measures by which identified adverse effects can be avoided, remedied or mitigated.

25.23. Signs

1. Details of the proposed sign including:
 - (a) height;
 - (b) size;
 - (c) illumination;
 - (d) letter heights;
 - (e) wording / message;
 - (f) location;
 - (g) advance visibility;
 - (h) viewing distances from entranceways and intersections; and
 - (i) sightlines at a railway level crossing.
2. Details of consultation undertaken with neighbouring landowners, the relevant Road Controlling Authority and/or Rail Network Operator.

3. An assessment prepared by a suitably qualified or experienced person of the effect of the sign and the identification of measures by which identified adverse effects can be avoided, remedied or mitigated.

25.24. Historic Heritage Sites

1. Identification of the location and/or extent of any archaeological, historic or cultural site and/or any notable tree on or near the land to be used by the proposed activity.
2. Identification of the proposed means of protecting any identified archaeological, historic or cultural site and/or any notable tree on the land.
3. Details of any consultation undertaken with and written correspondence received from Iwi / Hapu and/or the New Zealand Historic Places Trust in respect of any archaeological, historic or cultural site on or near the land to be used by the proposed activity.

25.25. Hazardous Substances

1. Identification of the individual and aggregate quantity of all hazardous substances proposed to be used, stored or transported and assessment of these quantities in terms of Appendix 17 – Hazardous Substances – Permitted Quantities by Effects Area and Road Order
2. An assessment prepared by a suitably qualified or experienced person identifying the effects arising from the accidental release of the hazardous substance being used, stored and/or transported, and the means by which adverse effects can be avoided, remedied or mitigated.
3. Assessment of any proposed land use activity against the requirements of Appendix 18 – Hazardous Substances – Conditions for Permitted Activities.

25.26. Use of Surface Water

1. An assessment of the effect that the activity will or may have on the river or lake and the means by which adverse effects can be avoided, remedied or mitigated.
2. Details of consultation undertaken with Environment Waikato, Department of Conservation or other potentially affected parties.

Subdivision Chapter

The following chapter sets out the standards and rules which apply to subdivision activities in the District.

To find out what standards and rules may apply to your proposal please refer to the following section list. This will direct you to the relevant sections in the subdivision chapter of the plan. If you do not know if a section applies to your proposal you should discuss your application with a planner at the Council or seek independent professional advice.

If resource consent is required to be obtained for a restricted discretionary or discretionary activity Council will refer to the assessment criteria in Section 21 in considering the application. Information requirements for resource consent applications are set out in Section 22.

		Pg #
Section 1	Is any part of the property located in the Rural Effects Area, including Landscape and Coastal Policy Areas?	98
Section 2	Is any part of the property located in the Countryside Living Policy Area?	99
Section 3	Is any part of the property located the Urban Services or the Urban Limited Services Effects Area?	100
Section 4	Is it proposed to adjust title boundaries?	100
Section 5	Is it proposed to relocate title boundaries?	101
Section 6	Is any part of the property potentially affected by natural hazards?	102
Section 7	Will the proposal create an environmental lot?	103
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Section 9	Does the property contain any existing buildings, or parking, loading and manoeuvring areas?	105
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Section 12	How will Stormwater be managed?	107
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1. Rural Effects Area, including Landscape and Coastal Policy Areas

Council recognises the importance of the rural character to the district and through the Plan seeks to retain rural character and provide certainty to rural land owners for the continuation of existing rural activities.

Council will allow a limited level of subdivision in rural areas on sites of 20 hectares or greater although opportunities for multi-lot subdivision are provided for in the **Countryside Living Policy Areas** these are set out in Section 2 of this Chapter.

Further opportunities for subdivision are also provided where it is proposed to protect indigenous vegetation, habitats, wetlands or significant natural features through Environmental Lots as set out in Section 7 of this chapter.

Subdivision of land within **Outstanding Landscapes** and **Coastal Development Setbacks** is generally to be avoided. Subdivision opportunities are provided in other areas of the **Landscape Policy Area** and **Coastal Policy Area** however Council is seeking to have a greater level of consideration to these areas than is applied in to the remainder of the **Rural Effects Area**.

The following standards and rules apply.

Standards

- 1A** The parent title for the property was created before 16 September 2010 or was created after this date by a subdivision approved under Section 4 – Boundary Adjustment or Section 5 – Boundary Relocation of the subdivision chapter of this district plan.
- 1B** The parent title has a land area of 20 hectares or greater.
- 1C** No more than one additional lot is proposed to be created.
- 1D** The minimum nett site area of the additional lot is 5000m².
- 1E** The proposed additional lot, the identified building platforms on any lot, or proposed vehicle access is located within or partly within a **Landscapes of High Amenity Value** and/or the **Coastal Policy Area**.
- 1F** The proposed additional lot and the identified building platforms on any lot is not located within or partly within a **Coastal Development Setback**.
- 1G** The proposed additional lot, the identified building platforms on any lot and any proposed new vehicle access is not located within or partly within an **Outstanding Landscape**.

Rules

- 1.1** Any proposed subdivision that complies with standards 1A, 1B, 1C and 1D is a restricted discretionary activity. The Council shall restrict the exercise of its discretion to:
 - (a) Size, shape, layout and location of lots and/or building platforms.
 - (b) Earthworks including erosion and sediment control.
 - (c) Measures to address reverse sensitivity issues of subdivision on existing rural land use.
 - (d) Provision of providing adequate stormwater and wastewater disposal and management.
 - (e) Measures to address the protection of natural features (including waterbodies).
 - (f) Measures to address the effects on indigenous vegetation, landscape sensitivity, significant natural features and the rural character of the area.
 - (g) Provision of mitigation planting and landscaping.
- 1.2** Any proposed subdivision that complies with Rule 1.1; and standard 1E is a discretionary activity.

- 1.3 Any proposed subdivision that does not comply with standards 1A or 1B or 1C or 1D or 1F or 1G is a non-complying activity.

2. Countryside Living Policy Area

The Council considers it is appropriate to consolidate rural residential development to identified **Countryside Living Policy Areas** around the Otorohanga and Kawhia townships which are identified on the planning maps.

Multi-lot subdivision within the **Countryside Living Policy Areas** is to be designed in an integrated manner to ensure development in these areas is well planned and provides a high level of amenity for people who will reside there.

The following standards and rules apply.

Standards

- 2A** Road access is not obtained from the roads identified on the Planning Maps as Countryside living area access roads; and
- (i) the parent title was created before 16 September 2010;
 - (ii) the parent title has a land area greater than 20 hectares;
 - (iii) no more than one additional lot is proposed to be created; and
 - (iv) the minimum nett site area of the additional lot created is 5000m² or greater.
- 2B** No more than two additional lots are proposed to be created; and
- (i) the additional lots are wholly located within the **Countryside Living Policy Area**;
 - (ii) the minimum nett site area of any lot is 5000m² or greater; and
 - (iii) road access is obtained from the roads identified on the Planning Maps as **Countryside Living Area Access Roads**.
- 2C** Three or more additional lots are proposed to be created; and
- (i) the additional lots are wholly located within the **Countryside Living Policy Area**;
 - (ii) the minimum nett site area of any lot is 5000m² or greater; and
 - (iii) road access is obtained from the roads identified on the Planning Maps as **Countryside Living Area Access Roads**.
- 2D** The proposed additional lot, identified building platforms on any lot and any new vehicle access is not located within or partly within a Landscape of High Amenity Value.

Rules

- 2.1** Any proposed subdivision that complies with standards 2A and 2D, or 2B and 2D, is a restricted discretionary activity. The Council shall restrict the exercise of its discretion to:
- (a) Size, shape, layout and location of lots and/or building platforms.
 - (b) Earthworks including erosion and sediment control.
 - (c) Measures to address reverse sensitivity issues of subdivision on existing rural land use.
 - (d) Provision of providing adequate stormwater and wastewater disposal and management.
 - (e) Measures to address the protection of natural features (including waterbodies).
 - (f) Measures to address the effects on indigenous vegetation, landscape sensitivity, significant natural features and the rural character of the area.
 - (g) Provision of mitigation planting and landscaping.
- 2.2** Any proposed subdivision that complies with Standard 2B and includes certificate of title which is less than eight years old is a discretionary activity.
- 2.3** Any proposed subdivision that complies with Standard 2C is a discretionary activity.

- 2.4** Any proposed subdivision which does not comply with Standard 2D is a discretionary activity.
- 2.5** Any proposed subdivision that does not comply with standards 2A, 2B or 2C is a non-complying activity.

3. Urban Services and Urban Limited Services Effects Areas

Otorohanga and Kawhia townships and the settlement of Aotea form the **Urban Services Effects Area** and **Urban Limited Services Effects Area** of the District. Council is seeking to ensure that subdivision activities retain the existing neighbourhood character of these areas.

The following standards and rules apply.

Standards

- 3A** No more than one additional lot is proposed to be created.
- 3B** A public reticulated wastewater system is not available for connection and all lots have a site area of 2500m² or greater.
- 3C** All lots will be connected to a public reticulated wastewater system and have a site area of 800m² or greater.
- 3D** All lots will be connected to a public reticulated wastewater system and have a site area of 500m² or greater.

Rules

- 3.1** Any subdivision which complies with standards 3A and 3B or 3C is a controlled activity. The council shall exercise control over:
- (a) size, shape, layout and location of lots and/or building platforms;
 - (b) earthworks including erosion and sediment control;
 - (c) provision of adequate wastewater and stormwater management; and
 - (d) landscaping and mitigation planting.
- 3.2** Any subdivision which complies with Standard 3A and 3D is a restricted discretionary activity. The Council shall restrict the exercise of its discretion to:
- (a) size, shape, layout and location of lots and/or building platforms;
 - (b) earthworks including erosion and sediment control;
 - (c) neighbourhood character and amenity values ;
 - (d) cumulative effects of subdivision;
 - (e) provision of adequate stormwater management; and
 - (f) landscaping and mitigation planting.
- 3.3** Any subdivision which does not comply with standards 3A, 3B, or 3D is a discretionary activity.

4. Boundary Adjustment

Boundary adjustments will be allowed by Council provided they appropriately consider issues defined in the Plan.

The following standards and rules apply.

Standards

- 4A** The area of the smallest title involved shall not change by more than 5%.
- 4B** The adjustment will not result in any dwelling on one lot becoming part of a different lot.
- 4C** The adjustment does not alter any existing boundaries so as a boundary crosses into an **Outstanding Landscape**.
- 4D** The adjustment does not result in any non-compliance or an increase in the degree of any existing non-compliance with any of the rules of this plan.
- 4E** The certificate of title to be adjusted was not created as the result of a road severance, closed road or stopped road.

Rules

- 4.1** Any subdivision which complies with standards 4A, 4B, 4C, 4D and 4E is a controlled activity. The Council will reserve control over:
- (a) Size, shape, layout and location of lots and/or building platforms.
 - (b) Earthworks including erosion and sediment control.
 - (c) Provision of adequate wastewater and stormwater management.
 - (d) Landscaping and mitigation planting.
- 4.2** Any subdivision which does not comply with standards 4A, 4B, 4C or 4D is a discretionary activity.
- 4.3** Any subdivision which does not comply with standard 4E is a non-complying activity.

5. Boundary Relocation

Boundary relocations will be allowed by Council provided they appropriately consider issues defined in the Plan and are not used in a way that creates the potential for additional subdivision opportunities to accrue.

The following standards and rules apply.

Standards

- 5A** The subdivision is solely a boundary relocation between two or more existing adjoining certificates of title, within the **Countryside Living Policy Area** and the nett site area of each lot in the subdivision is 5000m² or greater.
- 5B** The subdivision is solely a boundary relocation between two or more existing adjoining certificates of title, within the **Rural Effects Area**; and
- (i) The nett site area of each lot in the subdivision is 5000m² or greater; and
 - (ii) the certificates of title being relocated were created before 16 September 2010.
- 5C** The subdivision is solely a boundary relocation between two or more existing adjoining certificates of title, within the **Urban Services** or **Urban Limited Services Effects Area**; and
- (i) the property is not served by a public reticulated wastewater system and each lot has a nett site area of 2500m² or greater; or
 - (ii) all lots have an existing connection to a public reticulated wastewater system and each lot has a nett site area of 800m² or greater.

- 5D** Each lot is sited and designed so that:
- (i) no building platform or vehicle access of any lot is located within an **Outstanding Landscape** or **Coastal Development Setback**; and
 - (ii) any proposed boundary does not cross into any **Outstanding Landscape** or **Coastal Development Setback**.
- 5E** The certificate of title to be relocated was not created as the result of a road severance, closed road or stopped road.

Rules

- 5.1** Any subdivision which complies with standards 5A or 5B or 5C; and standards 5D and 5E is a controlled activity. The Council will reserve control over:
- (a) Size, shape, layout and location of lots and/or building platforms.
 - (b) Earthworks including erosion and sediment control.
 - (c) Provision of adequate wastewater and stormwater management.
 - (d) Landscaping and mitigation planting.
- 5.2** Any subdivision which does not comply with standard 5B or 5C is a discretionary activity.
- 5.3** Any subdivision which does not comply with standards 5A, 5D or 5E is a non-complying activity.

6. Natural Hazards

Council is required by the Resource Management Act 1991 to control land use and subdivision so that adverse effects of natural hazards are either avoided or mitigated.

The area specific rules relate to the flood hazard risk along the Waipa and Mangapu river margins and hazards within the coastal areas of the District.

The following standards and rules apply.

Standards

- 6A** Any building platform on any lot outside the **River Hazard Zone** which is not protected by flood protection works, is 0.5 metres above the 1% annual exceedance probability flood level or if this level is not known the highest known flood level.
- 6B** Wastewater disposal is able to be undertaken on areas of the lot which are not liable to flooding.
- 6C** The proposed additional lot or any proposed building platforms on any lot are not, or are not likely to be subject to damage by erosion, subsidence, falling debris, or slippage.
- 6D** The property is not located within the **Moderate Hazard Risk Area** at Aotea Township.
- 6E** The property is not located within the **Kawhia Township Hazard Area**.
- 6F** The property is not located within the **High Hazard Risk Area** at Aotea Township.
- 6G** The proposed additional lot or any proposed building platforms on any lot are not located within the **River Hazard Zone**.
- 6H** The proposed additional lot or any proposed building platforms on any lot are not located within a **Coastal Development Setback**.
- 6I** The property is not located within the **Extreme Hazard Risk Area** at Aotea Township.

Rules

- 6.1** Any proposed subdivision which complies with standards 6A, 6B, 6C, 6D, 6E, 6F, 6G, 6H and 6I inclusive is a permitted activity.
- 6.2** Any proposed subdivision which does not comply with standards 6A, 6B or 6D will be considered as a discretionary activity.
- 6.3** Any proposed subdivision which does not comply with standards 6C, 6E, 6F, 6G or 6H is a non-complying activity.
- 6.4** Any proposed subdivision which does not comply with standard 6I is a prohibited activity.

7. Environmental Lots

Council is providing subdivision opportunities in the form of Environmental Lots where indigenous vegetation, habitats, wetlands, or significant natural features meeting set criteria are to be protected and enhanced.

The following standards and rules apply.

Standards

- 7A** It is proposed to create additional lots through the protection of indigenous vegetation, habitat, wetland, or significant natural features.
- 7B** The property was not created as the result of a previous subdivision under this Section.
- 7C** The property is not located within or partly within a **Landscape Policy Area** and/or a **Coastal Policy Area**.
- 7D** The proposed additional lot and the identified building platforms on any lot is not located within or partly within a **Coastal Development Setback**.
- 7E** The proposed additional lot, the identified building platforms on any lot and any proposed new vehicle access is not located within or partly within an **Outstanding Landscape**.
- 7F** The maximum number of additional lots created by the subdivision does not exceed 2.
- 7G** The actual number of additional lots that can be created is determined in accordance with the following:
- (i) protection of between 1.0 and 7.0 hectares of indigenous vegetation, habitat or wetland = 1 additional lot; and/or
 - (ii) protection of significant natural feature(s) = 1 additional lot; or
 - (iii) protection of more than 7.0 hectares of indigenous vegetation, habitat or wetland = 2 additional lots.
- 7H** The area of indigenous vegetation, habitat, wetland or significant natural feature to be protected has been assessed and certified by a suitably qualified person as meeting the requirements for protection in Appendix 11.
- 7I** The subdivision protects all indigenous vegetation, habitat, wetland and/or significant natural feature meeting the requirements of Appendix 11 as is located on the title being subdivided.
- 7J** The new boundaries of any lot do not cross any area that is proposed to be protected.
- 7K** The minimum nett site area of any lot created is 5000m² or greater.
- 7L** Protection is achieved by means of the registration of a conservation covenant pursuant to Section 77 of the Reserves Act 1977, or other legal instrument prescribed by Council, on the certificate(s) of title created as a result of the subdivision.

Rules

- 7.1** Any proposed subdivision that complies with standards 7A, 7B, 7C and standards 7F to 7L, inclusive, is a restricted discretionary activity. The Council shall restrict the exercise of its discretion to:
- (a) size, shape, layout and location of lots and/or building platforms, vehicle access and earthworks and future dwellings;
 - (b) the location, distance from the natural feature and siting of building areas and lots and adverse effects upon visual amenity, reverse sensitivity, ecology, natural character and landscape and versatile soils values;
 - (c) the means of securing legal protection of the natural feature;
 - (d) earthworks including erosion and sediment control;
 - (e) measures to address reverse sensitivity issues of subdivision on existing rural land use;
 - (f) provision of providing adequate stormwater and wastewater disposal and management;
 - (g) measures to address the physical protection of natural features including water bodies, indigenous bush and wetlands;
 - (h) measures to address the effects on indigenous vegetation, ecology, natural features, landscape sensitivity, significant natural features and the rural character of the area; and
 - (i) any comments and recommendations contained in a certification report as required by Appendix 11.
- 7.2** Any proposed subdivision that does not comply with standard 7C and complies with standards 7D and/or 7E is a discretionary activity.
- 7.3** Any proposed subdivision that does not comply with standard 7A, 7B; or standards 7D to 7L, inclusive is a non-complying activity.

8. Historic Heritage Sites and Notable Trees

Council has a responsibility to ensure that the historic heritage values of sites, buildings, places and items of heritage value, including notable trees, in the District are protected from inappropriate subdivision.

Council recognises the New Zealand Historic Places Trust and Iwi/Hapu as being authorities in heritage matters. It is important that these authorities are fully informed of proposed activities which may adversely affect the historic heritage of the District.

In the event of an “accidental discovery” of archaeological material the following procedures shall be followed:

- (i) All works within the vicinity shall cease immediately.
- (ii) Those undertaking the work shall contact and advise; Council, the relevant iwi and New Zealand Historic Places Trust of the occurrence.
- (iii) In the event of discovery of human remains, in addition to the above, the New Zealand Police shall be advised as soon as practicable.

Works shall not resume until necessary approvals have been given by the relevant Iwi representative and New Zealand Historic Places Trust and where appropriate by New Zealand Police.

Under the Historic Places Act 1993 it is an offence to damage or destroy an archaeological site without an authority from the Historic Places Trust. If any activity is likely to damage or destroy an archaeological site then the New Zealand Historic Places Trust must be contacted for information about obtaining an authority from the New Zealand Historic Places Trust to damage or destroy any site.

The following standards and rules apply.

Standards

- 8A** Any additional lot, building platform on any lot, or proposed vehicle access will be located within:
- (i) 100 metres of a **Category A** historic heritage site identified on the planning maps and/or in Appendix 7 and any site listed in Appendix 9; or
 - (ii) 100 metres from a **Category B** historic heritage site identified on the planning maps and / or in Appendix 8; or
 - (iii) Within an area shown on the Planning Maps and in Appendix 8A as being a site of significance.
- 8B** Any notable tree identified on the planning maps and/or in Appendix 10 is located within the proposed lots and no groundwork's are to be undertaken within the dripline of a notable tree.

Rules

- 8.1** Any proposed subdivision which complies with standards 8A and/or 8B is a permitted activity.
- 8.2** Any proposed subdivision which does not comply with standard 8A is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the identification of the extent and methods for protecting any recorded historic heritage sites or sites of significance shown on the Planning Maps and in Appendix 8A where these are located within 100 metres of the proposed additional lot, building platform on any lot, or proposed vehicle access.
- 8.3** Any proposed subdivision which does not comply with standards 8B is a discretionary activity

9. Existing Buildings, Parking and Manoeuvring

Council is mindful that any buildings and parking areas which currently comply with the provisions of the District Plan may become non-complying because of the location of the new boundaries. Subdivisions are required to be designed so that no new areas of non-compliance with relevant land use rules are generated.

The following standards and rules apply.

Standards

- 9A** The proposed lot boundaries will not increase the degree to which existing buildings do not comply with the standards contained in Section 7 of the Land Use Chapter of this Plan.
- 9B** The proposed lot boundaries will not increase the degree to which existing parking, loading and manoeuvring areas do not comply with the standards Section 10 of the Land Use Chapter of this Plan.

Rules

- 9.1** Any proposed subdivision which complies with standards 9A and 9B is a permitted activity.
- 9.2** Any proposed subdivision which does not comply with standards 9A and/or 9B is a discretionary activity.

10. Building Platforms

Council wants to ensure that subdivisions are designed and located so that each lot other than those created for reserves, roads, access or utility services are able to be built on and occupied without compromising amenity expectations.

The following standards and rules apply.

Standards

- 10A** Each lot created has a building platform which has dimensions of not less than 14 metres by 10 metres.
- 10B** Each lot created has a building platform which complies with the requirements of Section 7 of the Land Use Chapter of this Plan.
- 10C** Each lot created has a building platform which is not located on fill.
- 10D** Each lot created has a building platform which is located more than 20 metres from the physical extent of a gas transmission pipeline identified on the planning maps.
- 10E** The lot is being created for reserve, road, access, or public utility services.
- 10F** Each lot created has a building platform which is not located on an overland stormwater flowpath or a stormwater ponding area

Rules

- 10.1** Any proposed subdivision which complies with standards 10A, 10B, 10C, 10D and 10F inclusive, or Standard 10E is a permitted activity.
- 10.2** Any proposed subdivision which does not comply with Rule 10.1 is a discretionary activity.

11. Wastewater

Council wants to ensure that subdivisions are designed and located so that each lot other than those created for reserves, roads, access or utility services are able to manage wastewater either through connection to public reticulated wastewater systems or via on-site means.

The following standards and rules apply.

Standards

- 11A** The lot is located in an area where wastewater can be disposed of via an existing public reticulated wastewater system and a connection to the system is provided at the boundary of the lot.
- 11B** The lot is located in an area where wastewater cannot be disposed of via a public reticulated wastewater system and the lot has an effective disposal area greater than 2,500m² in area.
- 11C** The lot is created for reserve, road, access, or public utility services.

Rules

- 11.1** Any proposed subdivision which complies with standards 11A, 11B or 11C is a permitted activity
- 11.2** Any proposed subdivision which does not comply with standard 11A is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
 - (a) the connection of proposed lots to a public reticulated wastewater system;
 - (b) the upgrading or extension of any existing public reticulated wastewater system;
 - (c) the efficient functioning of existing infrastructure; and
 - (d) compliance with Councils Engineering Design Standards.
- 11.3** Any proposed subdivision which does not comply with standard 11B is a discretionary activity.

12. Stormwater

Council wants to ensure that subdivisions are designed and located so that each lot other than those created for reserves, roads, access or utility services are able to manage stormwater through connection to public reticulated stormwater systems and/or via on-site means.

The following standards and rules apply.

Standards

- 12A** The lot is located in the **Urban Services** or **Urban Limited Services Effects Area** where stormwater is disposed of via an existing public stormwater reticulation system and:
- (i) a connection to the system is provided at the boundary of the lot; and
 - (ii) stormwater is able to be detained on-site during a 50% AEP, 10 minute storm event before overflowing into the public system; and
 - (iii) any on-site detention is designed to be able to collect stormwater from the site equivalent to that generated by existing and proposed impervious surfaces, plus 10%; and
 - (iv) any on-site detention is designed to be able to completely empty between a 2 and 24 hour period.
- 12B** The lot is located in the **Urban Services** or **Urban Limited Services Effects Area** where there is no access to an existing public stormwater reticulation system and all lots are designed so they are served by an effective stormwater disposal system which meets the following requirements:
- (i) contains a 20% AEP, 10 minute storm event without overflowing; and
 - (ii) is designed to be able to collect stormwater from the site equivalent to that generated by existing and proposed impervious surfaces, plus 10%; and
 - (iii) is able to be completely empty between a 2 and 24 hour period. (note: where appropriate this may be achieved via overland flow paths).
- 12C** The lot is located in the **Rural Effects Area** and all lots are sited or designed so they are served by an effective stormwater disposal system.
- 12D** The lot is created for reserve or public utility services.

Rules

- 12.1** Any proposed subdivision which complies with Standards 12A or 12B or 12C or 12D is a permitted activity.
- 12.2** Any proposed subdivision which does not comply with standard 12A is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) the connection of proposed lots to a public stormwater reticulation system;
 - (b) the upgrading or extension of any existing public stormwater reticulation system;
 - (c) the efficient functioning of existing infrastructure;
 - (d) the ability of stormwater to be treated and disposed of within the boundaries of the proposed lot;
 - (e) proposed measures to manage stormwater within the boundaries of the proposed lot; and
 - (f) compliance with Councils Engineering Design Standards.
- 12.3** Any proposed subdivision which does not comply with standard 12B or 12C is a discretionary activity.

13. Water Supply

Council wants to ensure that subdivisions are designed and located so that each lot other than those created for reserves, roads, access or public utilities which has access to a public reticulated water supply system is connected to that system.

It is also important to ensure that existing water supply lines are not compromised by the design of the subdivision.

The following standards and rules apply.

Standards

- 13A** The lot is located in an area where water is served by an existing public reticulated water supply system; and
- (i) each lot is provided with a connection to that system at the boundary of the lot; and
 - (ii) existing buildings and/or building platforms on all lots are located within 135 metres of a fire hydrant.
- 13B** The property is not in an area served by a public reticulated water supply system.
- 13C** Existing water supply lines which cross the proposed lot boundaries have either been disconnected, or their status has been protected by an easement registered against the title of the land.
- 13D** The lot is created for reserve, road, access, or public utility services.

Rules

- 13.1** Any proposed subdivision in the **Urban Services** or **Urban Limited Services Effects Area** which complies with standard 13D, or standards 13A and 13C is a permitted activity.
- 13.2** Any proposed subdivision in the **Rural Effects Area** which complies with standard 13D, or standards 13A and 13C is a permitted activity.
- 13.3** Any proposed subdivision which does not comply with rules 13.1 or 13.2 is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) the connection of proposed lots to public water supply system;
 - (b) the upgrading or extension of existing public reticulated water supply system;
 - (c) provision of water supply for fire fighting purposes;
 - (d) the efficient functioning of existing infrastructure;
 - (e) protection or disconnection of existing water supplies to other lots or properties; and
 - (f) compliance with Councils Engineering Design Standards.

14. Electricity and Telephone

The Council believes that purchaser of land in the District have an expectation that lots can receive basic services. Because of this Council generally expects that lots will be connected to electricity and telephone services. The Council also recognises that it may be appropriate in some circumstances for lots not to be connected to services and for connections to be established at the time of development.

The following standards and rules apply.

Standards

- 14A** The property is within part of the **Urban Services** or **Urban Limited Services Effects Area** which is serviced by an existing electricity supply and telephone system and each lot is provided with an underground connection to that system at the boundary of the lot.
- 14B** The property is within the **Rural Effects Area** and written confirmation has been received from electricity and telephone supply authorities that connection to these services can be provided for each lot.
- 14C** Existing electricity or telephone lines which cross the property to be subdivided have either been removed, had their status protected by an existing easement registered against the title of the land, or existing protection is afforded to them by legislation.

Rules

- 14.1** Any proposed subdivision which complies with standards 14A and 14C or standards 14B and 14C is a permitted activity.
- 14.2** Any proposed subdivision which does not comply with either standards 14A and 14C, or standards 14B and 14C is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) ability to provide electricity or telecommunications to the proposed lots;
 - (b) confirmation of ability to connect to conventional energy or telecommunications systems; and
 - (c) protection or disconnection of existing electricity and telephone lines which serve other lots or properties.

15. Road Frontage

All lots are required to have frontage to a formed legal road so that vehicle access can be obtained. Frontage can be obtained via direct frontage, rights of way, access lots, other shared arrangements, land amalgamation and restrictive covenants under the Resource Management Act 1991.

In setting the minimum frontage for rural areas the Council has attempted to provide an incentive for the creation of shared vehicle entranceways to limit the number of entranceways within close proximity to each other.

State Highways are designated under this District Plan by the New Zealand Transport Agency. Council will consult with New Zealand Transport Agency for any subdivision involving lots that have access onto a State Highway.

The following standards and rules apply.

Standards

- 15A** The proposed lot has frontage to a State Highway but will gain legal access from another road.
- 15B** Every proposed lot is provided with the minimum road frontage for the relevant effects area and road order as set out in the following table, except where road frontage is provided via a right of way or access lot.

Effects Area	Road Order	Minimum Lot Frontage
Rural Effects Area	1, 2 & 3	100 metres
Urban Services and Urban Limited Services Effects Area	1	10 metres
	2, 2A & 3	4 metres

- 15C** Each lot shall be served by a Council or New Zealand Transport Authority maintained public road whether by direct frontage, right of way, access lot, Maori roadway or by amalgamation with adjoining land so served.

Rules

- 15.1** Any proposed subdivision which complies with standards 15A, 15B and 15C is a permitted activity.
- 15.2** Any proposed subdivision which does not comply with Rule 15.1 is a discretionary activity.

16. Entranceways and Access Setbacks

Where any new or existing vehicle entranceway is to be associated with any lot Council wants to make sure that the design, location and construction of the entranceway will be safe.

The following standards and rules apply.

Standards

- 16A** Any proposed new vehicle entranceway or access is located:
- (i) more than 12 metres from the centreline of a high voltage electricity line identified on the planning maps; and/or
 - (ii) outside the extent of any natural gas easement registered on the certificate of title for the property.
- 16B** All lots accessed from an Otorohanga District Council controlled road will either construct a new vehicle entranceway or use an existing vehicle entranceway that complies with standards 16C and 16D.
- 16C** Each new vehicle entranceway or existing vehicle entranceway is designed and formed to the standard design diagrams contained in Appendix 4.
- 16D** Each new vehicle entranceway or existing vehicle entranceway is located to provide minimum sight and separation distances in accordance with the requirements of Appendix 5.

Rules

- 16.1** Any proposed subdivision which complies with standards 16A, and 16B is a permitted activity.
- 16.2** Any proposed subdivision which does not comply with Rule 16.1 is a discretionary activity.

17. Access Legs, Rights of Way, Roads

Where any new or existing access leg, right of way or road is to be associated with any lot created, Council wants to make sure that their design, extent, construction, maintenance, upgrading and use will be convenient, effective and efficient. Because of this a public road will generally be required to be provided where shared access is proposed to serve more than 10 lots.

The following standards and rules apply.

Standards

- 17A** The minimum width of any access leg serving one lot is provided in accordance with the following table:

Effects Area	Minimum legal width
Rural Effects Area	6.0 metres
Urban Services and Urban Limited Services Effects Area	3.5 metres

- 17B** Any right of way is provided in accordance with the following table, and constructed in accordance with the requirements of Appendix 12:

Effects Area	Number of lots served	Minimum legal width
Rural Effects Area	2 – 5 lots	6.0 metres
	6 – 10 lots	10.0 metres
Urban Services and Urban Limited Services Effects Area	2 - 3 lots	3.5 metres
	4 – 6 lots	6.0 metres
	7 – 10 lots	10.0 metres

- 17C** It is proposed to design and form any proposed right of way serving 10 or fewer lots in accordance with the requirements of Appendix 12.
- 17D** Any proposed road or vehicle access serving more than 10 lots is shown on the subdivision application plan as being vested in Council as road and it is proposed to be designed and constructed in accordance with the requirements of Appendix 12.

Rules

- 17.1** Any proposed subdivision which complies with standard 17A, or standards 17B and 17C is a permitted activity.
- 17.2** Any proposed subdivision which complies with standard 17D is a discretionary activity.
- 17.3** Any proposed subdivision which does not comply with standard 17A, 17B, or 17C is a discretionary activity.
- 17.4** Any proposed subdivision does not comply with standard 17D is a non-complying activity.

18. Esplanade Strips / Reserves

Where any proposed lot of 4 hectares or less adjoins the coastal marine area Council will require the provision of a 20 metre wide esplanade reserve.

The Council does not believe that esplanade reserves or esplanade strips should be taken on all rivers, streams or lakes in the District. Council has identified priority rivers on which 20 metre wide Esplanade Strips will be required where any proposed lot of four hectares or less adjoins a listed river, stream or lake.

The Council may waive the requirement for an esplanade reserve or esplanade strip where the provision of such would endanger public safety; adversely affect historic or cultural values; or would be impractical due to topography, land instability or isolated location.

The following standards and rules apply.

Standards

(Note - the provisions of section 345 of the Local Government Act 1974 shall not apply to road stopping in the District).

- 18A** Esplanade strips of no less than 20 metres in width are provided in all subdivisions which involve allotments of less than 4 hectares in area and the lots adjoin or contain rivers, streams or lakes which are identified in Appendix 13 of the Plan.
- 18B** The subdivision involves allotments of greater than 4 hectares in area and the lots contain or adjoin rivers, streams, lakes or adjoining the Mean High Water Springs which are identified in Appendix 13 of the Plan.

- 18C** An esplanade reserve adjoining Mean High Water Springs of no less than 20 metres in width (to vest in the Otorohanga District Council) is provided on any lot of less than 4 hectares in area which is located within 20 metres of Mean High Water Springs.

Rules

- 18.1** Any subdivision proposal involving allotments which comply with standard 18A and 18C is a permitted activity, noting that compliance is required with all other rules in this chapter of the Plan.
- 18.2** Any subdivision proposal involving allotments which comply with Standard 18B is a restricted discretionary activity. The Council will restrict the exercise of its discretion to the following matters:
- (a) Whether or not an esplanade strip or reserve should be taken;
 - (b) The extent of any esplanade strip or reserve to be taken;
 - (c) Compensation for landowners in accordance with Section 237F of the Resource Management Act 1991;
 - (d) Requirements for instruments creating esplanade strips / reserve set out in the tenth schedule to the Resource Management Act 1991.
- 18.3** Any subdivision proposal involving allotments which do not comply with standards 18A, and 18C is a discretionary activity.
- 18.4** Section 354 of the Local Government Act 1974 shall not apply to the stopping of a road alongside rivers, streams or lakes which are not identified in Appendix 13 of the plan and shall only apply to the stopping of roads alongside rivers, streams and lakes identified in Appendix 13 of the plan insofar as is consistent with, or is necessary to give effect to, any provisions of this plan.

19. Reserve Contributions

Each additional lot created in the District can allow more people to settle in the area and therefore places more demand for public reserves. In most circumstances the Council believes that there is a good supply of existing reserve land in the District. For this reason it is intended that cash contributions will be required at the time of subdivision.

The following standards and rules apply.

Standard

- 19A** Additional Lots are only being created for access, utility services, network utility or reserve purposes.

Rules

- 19.1** Any proposed subdivision which complies with standard 19A is a permitted activity.
- 19.2** Any proposed subdivision which results in the creation of additional lots (excluding access lots, Network Utility Operation or reserve purposes) is a controlled activity where the proposal complies with the following term:
- (i) for each Additional Lot created a reserve contribution of \$1012.00 cash including GST in lieu of land shall be paid to the Otorohanga District Council.

The Council will reserve control over:

- compliance with term (i) of this rule.

- 19.3** Any proposed subdivision which does not comply with either rule 19.1 or 19.2 will be considered as a discretionary activity. Where the Council accepts an alternative proposal as provided for in the assessment criteria no resource consent application fee shall be payable in respect of this rule.

20. Assessment Criteria for Restricted Discretionary and Discretionary Activities

In considering any application for a restricted discretionary or discretionary activity in the Subdivision Chapter, Council will have regard to the following assessment criteria.

Restricted discretionary activities will only be assessed in terms of the matters over which Council has restricted the exercise of its discretion as set out in the relevant rule, and the assessment criteria which relate to those matters.

20.1. Rural Effects Area

Rule 1.1 – Restricted Discretionary Activity

Rule 1.2 – Discretionary Activity

1

Consistency with the objectives and policies set out in the following table:

Issue	Objectives	Policies
Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1	1.3.2
	1.2.2	1.3.3
	1.5.1	1.3.4
Issue 2 – Coastal Environment		1.6.4
	2.2.1	2.3.2
	2.2.2	2.3.3
	2.2.3	2.3.4
	2.2.4	2.3.5
Issue 3 – Rural Character	2.2.5	2.3.6
	3.2.1	3.3.6
	3.2.3	3.3.7
Issue 6 – Subdivision of Land	3.2.5	3.3.10
	6.2.1	6.3.3
	6.2.2	6.3.5
	6.2.3	6.3.6
	6.2.4	6.3.8
		6.3.9

2

The degree to which any adverse effects on **Outstanding Landscapes** are avoided.

3

Whether any adverse effects, including cumulative effects, on the rural character and visual amenity values of the **Rural Effects Area**, including **Landscapes of High Amenity Value** and the **Coastal Policy Area** can be avoided, remedied or mitigated.

4

Within any **Rural Effects Area**, including **Countryside Living Policy Area**, **Landscapes of High Amenity Value** and the **Coastal Policy Area**, the degree to which design, size and location of proposed lots, building platforms, vehicle access and any associated earthworks:

(a)

compromises landscape values, natural features, waterways, visual amenity, open space characteristics and public views;

(b)

integrates with, is sympathetic to, and is absorbed into the surrounding environment;

(c)

enables the sharing of existing views and outlooks;

(d)

avoid visually and ecologically sensitive areas, and areas at risk from natural hazards; and

(e)

avoid removal of significant indigenous vegetation and habitats of indigenous fauna.

5

Within any **Landscapes of High Amenity Value** the degree to which design, size and location of proposed lots, building platforms, vehicle access and any associated earthworks avoids compromising key natural features and landscape characteristics / values specified in the following table 2.2

Landscape Characteristics / Values and Natural Features
<div>Key Natural Features To Be Recognised:</div> <div> <div>•</div> <div>Karst Features (eg. <i>The Dome, Ngawhakatara, Otuatahahi & Tokahaere Rock</i>)</div> </div>

	<ul style="list-style-type: none"> • Indigenous Forest & Margins (eg. Mt Pironga, Titirangi Range & Hauturu / Omarama foothills, mixed forest & pasture near Pekanui, Duncan & Tahaia Bush Roads) • Rivers, Streams & Riparian Margins (eg. Waikato, Waipa, Oparau & Awaroa Rivers) • Wetlands (eg. Awaroa River Arapatiki Bay) • Escarpments, Headlands & Coastal Ridges (Ahititi, Tawairoa, Te Umuroa Point & Tauratahi Point at Kawhia) • Harbour Margins (Kawhia / Aotea Harbours) <p>Means to Recognise Key Landscape Characteristics / Values:</p> <ul style="list-style-type: none"> • Protection of the visual appeal of individual features & Areas of High Amenity Value • Maintenance & enhancement of their naturalness & endemic (Otorohanga / NZ) character • Maintenance of their visual & physical integrity – including protection of key forest / riparian & landform elements, & maintenance of pastoral margins (where appropriate) • Protection of their contribution to the wider amenity values & diversity of the District • Maintenance of their relationship to Outstanding Landscapes including the protection of views to Outstanding Landscapes (eg. Mt Pirongia, the Kawhia Harbour) • Maintenance of physical & visual connections / linkages between Areas of High Visual Amenity, as well as to Outstanding Landscapes • Retention of key elements and their margins (eg. through removal of rock features & drainage of wetlands) • Avoidance of development in front of features & co-located close to them • Avoiding development dominating key ridges, headlands & skylines 	
6	Whether there is adequate landscaping, planting and appropriate vegetative screening to mitigate the visual effects of the proposal.	
7	The degree to which proposed lots within the Coastal Policy Area are designed and located to avoid the loss of open space characteristics, and to address adverse cumulative effects.	
8	The extent to which any proposed subdivision retains the existing rural character and amenity values that are associated with the surrounding area.	
9	Whether the location of any additional lot or proposed building platform on any lot will be sensitive to the effects of existing land use activities undertaken on adjoining or nearby land	
10	The matters to which Council has restricted the exercise of its discretion in Rule 1.1	

20.2. Countryside Living Policy Area

Rule 2.1 – Restricted Discretionary Activity Rule 2.2 – Discretionary Activity Rule 2.3 – Discretionary Activity Rule 2.4 – Discretionary Activity																														
1	Consistency with the objectives and policies set out in the following table:																													
	<table> <tr> <th>Issue</th><th>Objectives</th><th>Policies</th></tr> <tr> <td rowspan="4">Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources</td><td>1.2.1</td><td>1.3.2</td></tr> <tr> <td>1.2.2</td><td>1.3.3</td></tr> <tr> <td>1.5.1</td><td>1.3.4</td></tr> <tr> <td></td><td>1.6.4</td></tr> <tr> <td rowspan="5">Issue 2 – Coastal Environment</td><td>2.2.1</td><td>2.3.2</td></tr> <tr> <td>2.2.2</td><td>2.3.3</td></tr> <tr> <td>2.2.3</td><td>2.3.4</td></tr> <tr> <td>2.2.4</td><td>2.3.5</td></tr> <tr> <td>2.2.5</td><td></td></tr> <tr> <td rowspan="2">Issue 3 – Rural Character</td><td>3.2.1</td><td>3.3.6</td></tr> <tr> <td>3.2.2</td><td>3.3.7</td></tr> </table>	Issue	Objectives	Policies	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1	1.3.2	1.2.2	1.3.3	1.5.1	1.3.4		1.6.4	Issue 2 – Coastal Environment	2.2.1	2.3.2	2.2.2	2.3.3	2.2.3	2.3.4	2.2.4	2.3.5	2.2.5		Issue 3 – Rural Character	3.2.1	3.3.6	3.2.2	3.3.7	
Issue	Objectives	Policies																												
Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1	1.3.2																												
	1.2.2	1.3.3																												
	1.5.1	1.3.4																												
		1.6.4																												
Issue 2 – Coastal Environment	2.2.1	2.3.2																												
	2.2.2	2.3.3																												
	2.2.3	2.3.4																												
	2.2.4	2.3.5																												
	2.2.5																													
Issue 3 – Rural Character	3.2.1	3.3.6																												
	3.2.2	3.3.7																												

		3.2.3 3.2.5	3.3.8 3.3.10
	Issue 6 – Subdivision of Land	6.2.1 6.2.2 6.2.3 6.2.4	6.3.2 6.3.5 6.3.6 6.3.8 6.3.9 6.3.14
2	Rural Effects Area assessment criteria 21.1.2, 21.1.3, 21.1.4, 21.1.5 and 21.1.6.		
3	The extent to which the design and appearance of any multi-lot subdivision creates a pleasant and safe rural residential environment which as far as practicable retains rural character, avoids ribbon development, and mitigates adverse cumulative effects.		
4	<p>Within the Countryside Living Policy Area, the extent to which any subdivision creating 3 or more lots is designed in a comprehensive and integrated manner, taking into account:</p> <ul style="list-style-type: none"> (a) the matters set out in Rural Effects Area Assessment Criteria 21.1.4; (b) landscaping proposals; (c) identification of building platforms; (d) location, and orientation of building platforms; (e) clustering of building platforms to promote open space characteristics and avoid ribbon development; (f) avoidance of dispersed building platforms; (g) location of building platforms avoid visually and ecologically sensitive locations; (h) the use of shared access to roads; (i) provision and management of wastewater and stormwater; and (j) the retention of existing mature vegetation. 		
8	Whether the location of any additional lot or proposed building platform on any lot will be sensitive to the effects of existing land use activities undertaken on adjoining or nearby land.		
9	The matters to which Council has restricted the exercise of its discretion in Rule 2.1		

20.3. Urban Services and Urban Limited Services Effects Areas

Rule 3.2 – Restricted Discretionary Activity Rule 3.3 – Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	Issue 2 – Coastal Environment	2.2.2	2.3.3
	Issue 5 – Neighbourhood Character	5.2.1	5.3.1
		5.2.2	5.3.2
		5.2.3	5.3.4
		5.2.5	
		5.2.7	
	Issue 6 – Subdivision of Land	6.2.3	6.3.2
			6.3.6
			6.3.8
			6.3.9
			6.3.14
2	The extent to which any adverse effects will detract from or degrade existing neighbourhood character and the amenity values which constitute this character within the Urban Services and Urban Limited Services Effects Areas and whether they can be avoided, remedied or mitigated.		

3	The extent to which any proposed subdivision retains the existing neighbourhood character and amenity values that are associated with the surrounding area.
4	Whether any intended use of the proposed lots will be sensitive to, incompatible with, or will generate adverse effects on, existing activities undertaken on adjoining or nearby land.
5	Within any Urban Services and Urban Limited Services Effects Areas the degree to which the size, orientation and location of proposed lots, building platforms, vehicle access and any associated earthworks is designed in a comprehensive and integrated manner, and takes into account: <ul style="list-style-type: none"> (a) the existing neighbourhood character of the area; (b) retention of private open space and access to public open space; (c) provision of adequate outdoor living and service areas; (d) promotion of energy efficient design; (e) retention or provision of trees, vegetation and landscaping; (f) avoidance of ecologically sensitive areas and areas at risk from natural hazards; (g) the use of shared access to roads; and (h) provision and management of wastewater and stormwater.
6	The matters to which Council has restricted the exercise of its discretion in Rule 3.2

20.4. Boundary Adjustment

Rule 4.2 – Discretionary Activity	
1	The reasons for undertaking the boundary adjustment.
2	Whether any additional development opportunities will result from the boundary adjustment
3	Whether existing certificate of title boundaries already cross an Outstanding Landscape area.
4	Whether any new or existing non-compliance will result in any adverse effects on the environment, and if so the extent to which these can be avoided, remedied or mitigated.

20.5. Boundary Relocation

Rule 5.2 – Discretionary Activity	
1	Urban Services and Urban Limited Services Effects Area assessment criteria 25.3.1, 25.3.2, 25.3.3, 25.3.4 and 25.3.5.

20.6. Natural Hazards

Rule 6.2 – Discretionary Activity																							
1	Consistency with the objectives and policies set out in the following table:																						
	<table><tr><th>Issue</th><th>Objectives</th><th>Policies</th></tr><tr><td><u>Issue 2</u> – Coastal Environment</td><td>2.2.3</td><td>2.3.4</td></tr><tr><td rowspan="4"><u>Issue 4</u> – Natural Hazards</td><td>4.2.2</td><td>4.3.1</td></tr><tr><td>4.2.3</td><td>4.3.2</td></tr><tr><td></td><td>4.3.3</td></tr><tr><td></td><td>4.3.4</td></tr><tr><td rowspan="2"><u>Issue 6</u> – Subdivision of Land</td><td>6.2.2</td><td>6.3.5</td></tr><tr><td>6.2.4</td><td>6.3.6</td></tr></table>	Issue	Objectives	Policies	<u>Issue 2</u> – Coastal Environment	2.2.3	2.3.4	<u>Issue 4</u> – Natural Hazards	4.2.2	4.3.1	4.2.3	4.3.2		4.3.3		4.3.4	<u>Issue 6</u> – Subdivision of Land	6.2.2	6.3.5	6.2.4	6.3.6		
Issue	Objectives	Policies																					
<u>Issue 2</u> – Coastal Environment	2.2.3	2.3.4																					
<u>Issue 4</u> – Natural Hazards	4.2.2	4.3.1																					
	4.2.3	4.3.2																					
		4.3.3																					
		4.3.4																					
<u>Issue 6</u> – Subdivision of Land	6.2.2	6.3.5																					
	6.2.4	6.3.6																					
2	The extent to which any additional lot, building platforms on any lot, or areas to be used for wastewater disposal could be located in an alternative area to avoid areas at high risk of natural hazards and/or areas potentially subject to natural hazards.																						
3	The extent to which measures are able to be implemented to avoid, remedy or mitigate the actual or potential adverse effects of natural hazards and/or natural coastal processes.																						

20.7. Environmental Lots

Rule 7.1 – Restricted Discretionary Activity Rule 7.2 – Discretionary Activity														
1	Consistency with the objectives and policies set out in the following table:													
	<table> <tr> <th>Issue</th><th>Objectives</th><th>Policies</th></tr> <tr> <td>Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources</td><td>1.5.1</td><td>1.6.4</td></tr> <tr> <td>Issue 3 – Rural Character</td><td>3.2.1 3.2.3</td><td>3.3.6 3.3.7 3.3.8 3.3.10</td></tr> <tr> <td>Issue 6 – Subdivision of Land</td><td>6.2.2 6.2.3 6.2.4</td><td>6.3.4 6.3.5 6.3.6 6.3.8</td></tr> </table>	Issue	Objectives	Policies	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.5.1	1.6.4	Issue 3 – Rural Character	3.2.1 3.2.3	3.3.6 3.3.7 3.3.8 3.3.10	Issue 6 – Subdivision of Land	6.2.2 6.2.3 6.2.4	6.3.4 6.3.5 6.3.6 6.3.8	
Issue	Objectives	Policies												
Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.5.1	1.6.4												
Issue 3 – Rural Character	3.2.1 3.2.3	3.3.6 3.3.7 3.3.8 3.3.10												
Issue 6 – Subdivision of Land	6.2.2 6.2.3 6.2.4	6.3.4 6.3.5 6.3.6 6.3.8												
2	Rural Effects Area assessment criteria 21.1.2, 21.1.3, 21.1.4, 21.1.5, 21.1.6, 21.1.7 and 21.1.8.													
3	The extent to which adverse effects on areas of indigenous vegetation, ecology, natural features, landscape sensitivity, outstanding landscapes and rural character are able to be avoided, remedied or mitigated through the location, layout and design of additional lots, building platforms and vehicle access.													
4	The extent to which measures can be implemented to provide ongoing legal and physical protection of the features being protected, including fencing and plant/animal pest control.													
5	The comments and recommendations contained in any specialist report submitted in support of the application for subdivision consent.													
6	The effect that a dwelling or human habitation and domestic animals will have on the protected feature. Where there is likely to be an adverse effect, the Council may decline consent or require that the house site or lot be located elsewhere on the property, so as to avoid or minimise such an adverse effect.													
7	The effect that any dwellings or the creation of new lots will have on the feature or area to be protected and its ongoing sustainability.													
8	Assessment and peer review of information pertaining to the ecology, natural feature, historic heritage site, or other matters set out in certification reports.													
9	The type of plant species for planting programs with the use of exotic species for planting, where appropriate.													
10	The matters to which Council has restricted the exercise of its discretion in Rule 7.1													

20.8. Historic Heritage Sites and Notable Trees

Rule 8.2 – Restricted Discretionary Activity Rule 8.3 – Discretionary Activity																				
1	Consistency with the objectives and policies set out in the following table:																			
	<table> <tr> <th>Issue</th><th>Objectives</th><th>Policies</th></tr> <tr> <td>Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources</td><td>1.2.1 1.2.2 1.5.2 1.8.3</td><td>1.3.4 1.6.3 1.9.4</td></tr> <tr> <td>Issue 2 – Coastal Environment</td><td>2.2.1</td><td>2.3.4 2.3.6</td></tr> <tr> <td>Issue 3 – Rural Character</td><td>3.2.6</td><td>3.3.7</td></tr> <tr> <td>Issue 5 – Neighbourhood Character</td><td>5.2.7</td><td>5.3.2</td></tr> <tr> <td>Issue 6 – Subdivision of land</td><td>6.2.3</td><td>6.3.8 6.3.11</td></tr> </table>	Issue	Objectives	Policies	Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1 1.2.2 1.5.2 1.8.3	1.3.4 1.6.3 1.9.4	Issue 2 – Coastal Environment	2.2.1	2.3.4 2.3.6	Issue 3 – Rural Character	3.2.6	3.3.7	Issue 5 – Neighbourhood Character	5.2.7	5.3.2	Issue 6 – Subdivision of land	6.2.3	6.3.8 6.3.11	
Issue	Objectives	Policies																		
Issue 1 – Natural Landscapes and Features, Indigenous Vegetation, Mineral and Soil Resources	1.2.1 1.2.2 1.5.2 1.8.3	1.3.4 1.6.3 1.9.4																		
Issue 2 – Coastal Environment	2.2.1	2.3.4 2.3.6																		
Issue 3 – Rural Character	3.2.6	3.3.7																		
Issue 5 – Neighbourhood Character	5.2.7	5.3.2																		
Issue 6 – Subdivision of land	6.2.3	6.3.8 6.3.11																		

			6.3.12
	Issue-7 - Heritage	7.2.1	7.3.4 7.3.5 7.3.6 7.3.7
	Issue 11 – Network Utility Operations	11.2.3	11.3.1
2	Whether the adverse effects of the subdivision on registered and recorded sites, discovered sites, buildings, notable trees, places and other items; and sites of significance shown on the Planning Map and in Appendix 8A can be avoided, remedied or mitigated.		
3	The extent to which the historic heritage values associated with rural and neighbourhood character are maintained and where appropriate protected.		
4	The extent to which the subdivision recognises and does not compromise the relationship of Maori and their culture with their ancestral lands, water, sites, waahi tapu and other taonga.		
5	The extent to which any subdivision takes into account any relevant Iwi Management Plan, Cultural Impact Assessment, Conservation Plan or Heritage Assessment lodged with Council.		
6	The extent to which protocols can be implemented to avoid damage or destruction of any sites discovered during construction or earthworks activities associated with the subdivision.		
7	Whether any works on a notable tree have the potential to adversely affect the: (i) root health of the tree; or (ii) form health or appearance of the tree; or (iii) surrounding natural ground water level and drainage patterns.		
8	Whether the subdivision is designed so that lot boundaries do not cross any historic heritage site, or notable tree.		
9	The extent to which the historic heritage site has been compromised by previous land use activities to the point where the heritage value or significance of the site has been lost.		
10	Whether the location and extent of the historic heritage site can be identified and provided ongoing protection from damage by the registration of a consent notice or covenant as part of the subdivision.		
12	The historic heritage importance (if any) of land surrounding the heritage resource.		
13	The impact the proposal has on the integrity/value of the heritage resource.		
14	The importance attributed to the heritage resource by the wider community and the significance of the place for Iwi/Hapu.		
15	The comments and recommendations made by the New Zealand Historic Places Trust and any other professionally recognised party in heritage conservation issues.		
16	The matters to which Council has restricted the exercise of its discretion in Rule 8.2		

20.9. Existing Buildings, Parking and Manoeuvring

Rule 9.2 – Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	Issue 6 – Subdivision of Land	6.2.3	6.3.10
	Issue 8 – Safety of Road Users	8.2.2	8.3.5 8.3.6
2	Whether the areas of non-compliance resulting from the subdivision will detract from or compromise existing rural character, neighbourhood character or result in adverse effects on adjoining properties, or road safety and function.		
3	Whether the subdivision can be redesigned to ensure that no areas of non-compliance are generated.		
4	Whether any existing or potential use of the building could result in adverse effects on the intended use of the lots being created, or could be adversely affected by activities which could establish on the lots being created.		

20.10. Building Platforms

Rule 10.2 – Discretionary Activity		
1	Consistency with the objectives and policies set out in the following table:	
	Issue	Objectives
	Issue 6 – Subdivision of Land	6.2.3 6.2.4
		6.3.5 6.3.6 6.3.8 6.3.14
	Issue 11 – Network Utility Operations	11.2.2 11.3.10
2	Whether the proposed lot contains sufficient suitable land area where a building could be established as a permitted activity in compliance with development control and natural hazard standards set out in the Land Use chapter of the district plan.	
3	Whether sufficient geotechnical information is provided to confirm that any proposed building platform could be built on in compliance with relevant building code or other recognised building standards.	
4	Whether written confirmation is provided from electricity transmission or natural gas supply authorities that the proposed building platform location will not adversely affect the safe and efficient operation of high voltage electricity lines or gas transmission pipeline, or alternatively have the potential to be adversely affected by these utilities.	

20.11. Wastewater, Stormwater, Water Supply

Rule 11.2 – Restricted Discretionary Activity Rule 11.3 – Discretionary Activity Rule 12.2 – Restricted Discretionary Activity Rule 12.3 – Discretionary Activity Rule 13.3 – Restricted Discretionary Activity		
1	Consistency with the objectives and policies set out in the following table:	
	Issue	Objectives
	Issue 3 – Rural Character	3.2.1 3.2.4 5.2.1
	Issue 5 – Neighbourhood Character	5.2.4
		5.3.2 5.3.3 5.3.4
	Issue 6 – Subdivision of Land	6.2.3 6.2.4
		6.3.8 6.3.9 6.3.14
2	The extent to which any proposed means of wastewater management, stormwater management, or water supply is provided to meet acceptable standards, and can be operated, maintained and upgraded in the future without public involvement or intervention.	
3	Whether the property is able to be connected to existing public infrastructure.	
4	Whether the existing public infrastructure can be extended and/or upgraded to serve the proposed subdivision.	
5	The degree to which the proposed subdivision and any associated works will impact on the efficient functioning of the existing public infrastructure.	
6	The ability of stormwater and/or wastewater to be collected, treated and disposed of within the boundaries of the proposed lot.	
7	Where relevant, the degree to which the wastewater, stormwater or water supply systems are designed to meet Council Engineering Design Standards and/or the requirements of regional planning documents.	

8	Whether each lot is provided with, or is capable of being provided with an adequate and suitable supply of water for domestic and stock purposes.
9	Whether connections to public services and/or private water supplies are to remain in place and the subdivision is designed to ensure continued connection and guaranteed legal protection via easement or other means into the future without threat of disconnection where services cross private lot boundaries.
10	The matters to which Council has restricted the exercise of its discretion in Rules 11.2, 12.2 or 13.3

20.12. Electricity and Telephone

Rule 14.2 – Restricted Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	Issue 6 – Subdivision of Land	6.2.3	6.3.9
	Issue 11 – Network Utility Operations	11.2.4	11.3.6
2	The provision of information from relevant service suppliers to confirm that each lot can be connected to electricity and/or telecommunications services.		
3	The provision of physical connections to conventional electricity and telecommunications systems within the Urban Services and Urban Limited Services Effects Areas and whether or not connections should be placed underground.		
4	In the Rural Effects Area , demonstration through the provision of appropriate technical information, that an alternative and suitable supply of energy or external telecommunications can be made available for the lot.		
5	Whether it is practicable for consent notices to be registered on new titles created in the Rural Effects Area to inform future landowners of the availability or otherwise of conventional electricity and/or telephone services, and that no existing connections to these services for the lot exist.		
6	Whether existing connections to electricity or telecommunications services are to remain in place and the subdivision is designed to ensure continued connection and guaranteed legal protection via easement or other means into the future without threat of disconnection where services cross private lot boundaries.		
7	The matters to which Council has restricted the exercise of its discretion in Rule 14.2		

20.13. Road frontage, Vehicle Entranceways and Shared Access

Rule 15.2 – Discretionary Activity																								
Rule 16.2 – Discretionary Activity																								
Rule 17.2 – Discretionary Activity																								
Rule 17.3 – Discretionary Activity																								
1	Consistency with the objectives and policies set out in the following table:																							
	<table><tr><th>Issue</th><th>Objectives</th><th>Policies</th></tr><tr><td rowspan="3"><u>Issue 6</u> – Subdivision of Land</td><td>6.2.3</td><td>6.3.7</td></tr><tr><td>6.2.4</td><td>6.3.8</td></tr><tr><td></td><td>6.3.9</td></tr><tr><td rowspan="4"><u>Issue 8</u> – Safety of Road Users</td><td>8.2.1</td><td>8.3.2</td></tr><tr><td>8.2.2</td><td>8.3.3</td></tr><tr><td></td><td>8.3.4</td></tr><tr><td></td><td>8.3.5</td></tr><tr><td><u>Issue 11</u> – Network Utility Operations</td><td>11.2.2</td><td>11.3.10</td></tr></table>	Issue	Objectives	Policies	<u>Issue 6</u> – Subdivision of Land	6.2.3	6.3.7	6.2.4	6.3.8		6.3.9	<u>Issue 8</u> – Safety of Road Users	8.2.1	8.3.2	8.2.2	8.3.3		8.3.4		8.3.5	<u>Issue 11</u> – Network Utility Operations	11.2.2	11.3.10	
Issue	Objectives	Policies																						
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		6.3.9																						
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		8.3.4																						
		8.3.5																						
<u>Issue 11</u> – Network Utility Operations	11.2.2	11.3.10																						
2	Whether it is practicable for a lot to have vehicle access to any road other than a State Highway.																							
3	Whether vehicle access can be located, designed, upgraded and/or formed to avoid, remedy or mitigate adverse effects on road safety or function.																							
4	Whether the volume of traffic associated with a proposed subdivision will overload a road																							

	to the extent that the function, design and/or safety of the road is compromised.
5	Whether multiple entranceways to a road and ribbon development along a road can be avoided.
6	The extent to which non-compliance with frontage requirements can be remedied through the provision of shared access.
7	The degree to which entranceways and rights of way are able to be designed and formed to meet Councils adopted engineering design standards.
8	The extent to which topography or other constraints make it impracticable to comply with frontage requirements.
9	The extent to which information is provided to confirm that Council standards for road and right of way design and construction can be met, and that any adverse effects associated with the provision of a road or right of way can be avoided, remedied or mitigated.
10	The extent to which adequate information is provided to set out future maintenance and upgrading requirements and obligations for users of rights of way and associated apportionment of costs that will draw down for each lot in the subdivision.
11	Written comments and recommendations received from the relevant road controlling authority.
12	Written comments and recommendations received from high voltage electricity line and gas line operators.

20.14. Esplanade Reserves / Strips

Rule 18.2 – Discretionary Activity			
1	Consistency with the objectives and policies set out in the following table:		
	Issue	Objectives	Policies
	<u>Issue 2</u> – Coastal Environment	2.2.4 2.2.5	2.3.5
	<u>Issue 6</u> – Subdivision of Land	6.2.3 6.2.5	6.3.13
2	Whether the provision of an esplanade strip or reserve would provide safe public access to the rivers, lakes or the coastal environment, or compromise the safety, security or operation of existing buildings, plant or equipment.		
3	Whether the provision of public access via an esplanade reserve or strip could adversely affect historic heritage sites, Maori cultural values, significant indigenous vegetation or the habitats of significant indigenous fauna.		
4	Whether the provision of width of an esplanade strip or reserve would be impracticable given the topography of the site, its propensity to erosion or isolated location.		
5	The extent to which the provision of an esplanade strip or reserve would provide valuable and useful access to an existing esplanade strip or reserve, or land to be used for recreation purposes.		
6	Whether the provision of an esplanade strip or reserve would be impracticable, unnecessary or unreasonable for the purpose of public access.		
7	Whether an esplanade strip or reserve on allotments of greater than 4 hectares adjoining a river or lake identified in Appendix 15 or coastal marine area is required to be provided.		
8	The extent to which the provision of an esplanade strip or reserve on allotments of greater than 4 hectares adjoining a river, lake or coastal marine area would provide significant public or conservation benefit which outweighs any associated requirement for the payment of compensation for the interest in the land taken.		

20.15. Reserve Contributions

Rule 19.2 – Discretionary Activity	
1	Whether it is appropriate to accept the required reserve contribution in the form of land where the land: <ul style="list-style-type: none">(a) would provide public access to the coast, rivers or lakes;(b) contains significant indigenous vegetation or habitats of significant indigenous fauna;(c) contains a significant natural feature;(d) would provide a practical and useful addition to an existing reserve;(e) would provide for a recreational activity not catered for on existing reserve land in the district; and(f) contains a registered historic place.
2	Whether it is appropriate to waive any required reserve contribution because the subdivision proposes to provide for the legal protection of a registered historic place or archaeological site, significant indigenous vegetation or habitats of significant indigenous fauna.

21. Subdivision Information Requirements

The Act sets out the general procedure for making an application for resource consent. The information supplied with such an application should be sufficient for any person to understand:

- who is making the application;
- the location of the site to which the proposed subdivision relates;
- the nature, staging, and layout of the proposed subdivision;
- the actual or potential effects that the subdivision may have on the environment;
- the ways in which any adverse effects of the subdivision are proposed to be avoided, remedied or mitigated; and
- any other resource consents that may be required to give effect to the subdivision, and whether such consents have been applied for.

All applications should include an assessment of effects on the environment prepared in accordance with the requirements of the fourth schedule to the Resource Management Act 1991.

While the Act, under Section 36A, does not impose a duty on an applicant to consult any person about their application, the Council recommends that consultation (including with Iwi/Hapu) should be undertaken prior to lodgement. This may assist in reducing delays in Council processing times or avoiding public or limited notification.

In addition to the requirements of the Act, the following sections identify general and specific information that should accompany any application for subdivision consent lodged with Council.

21.1. Subdivision Application Plan

Plans drawn to an appropriate and identified scale (preferably at A3 or A4 size) showing:

1. The position of all proposed boundaries.
2. The areas and dimensions of all proposed lots.
3. The location and extent of any proposed rights of way.
4. The location and extent of any existing or proposed easement (including schedules).
5. Any features on the land being subdivided; including:
 - (a) areas of vegetation;
 - (b) major topographic and geological features;
 - (c) areas of fill (existing and proposed);
 - (d) water courses;
 - (e) areas of the property which may be subject to flooding or inundation, erosion, landslip or subsidence;
 - (f) watercourses (natural and artificial); and
 - (g) any historic heritage sites.
6. Any notations on the Planning Maps identified as affecting the property (e.g. Policy Areas, Coastal Development Setbacks, and Designations).
7. All existing structures (including buildings).
8. Existing wastewater and stormwater drainage systems.
9. The formed extent of existing roads.
10. Existing electricity, telecommunication and gas lines.

11. Existing public reticulated utility services (including existing connections to these services).
12. Existing and proposed wastewater treatment systems (tanks and drainage fields).
13. Existing water supply lines (public and private).
14. Existing and proposed entranceways to serve the proposed lots.
15. Proposed areas of excavation and fill, along with proposed finished contours for cuts and fill.
16. Proposed building platforms.

21.2. General Information Requirements

All applications for subdivision consent should be accompanied by:

1. A written report which provides a description of the proposed subdivision and an assessment of it in terms of the standards and rules of the Subdivision Chapter; and
2. Copies of all certificates of title involved in the application which are no more than 30 days old
3. Copies of documents and interests which are identified as being registered against the certificate of title, including, but not limited to:
 - (a) easement documents (subject and appurtenant);
 - (b) covenant documents;
 - (c) consent notices;
 - (d) limited access road registration;
 - (e) building line restrictions; and
 - (f) encumbrances.

21.3. Assessment Criteria

For any proposed subdivision which requires resource consent as a restricted discretionary or discretionary activity the written report submitted with the application should consider the proposal in terms of the relevant assessment criteria set out in Section 20 of the Subdivision Chapter.

21.4. Objectives and Policies

For any proposed subdivision which requires resource consent as a discretionary or non-complying activity the written report submitted with the application should consider the proposal in terms of the relevant objectives and policies set out in the Issues Chapter.

21.5. Rural Effects Area (including Landscape, Coastal and Countryside Living Policy Areas)

1. Identification of the date on which the certificate(s) of title being subdivided was created.
2. Identification of the number of additional lots proposed to be created and their gross and nett site areas.
3. The identification of proposed building platforms on any lot in relation to any **Coastal Development Setbacks**.
4. The identification of proposed building platforms and vehicle access associated with any lot in relation to any **Outstanding Landscape Area**.
5. Within the **Countryside Living Policy Area**, identification of the road from which vehicle access is proposed to be obtained.

6. Identification of the location of the boundary of the **Countryside Living Policy Area** if it crosses the land being subdivided.
7. Where additional lots, building platforms or vehicle access is to be located within the **Landscape** and/or **Coastal Policy Areas**, the provision of a visual impact report from a suitably qualified or experienced landscape architect which assesses the effects of the proposal and the means by which adverse effects on landscape values can be avoided, remedied or mitigated.
8. Where a subdivision has the potential to adversely affect any coastal feature, landform, vegetation or habitat within the **Coastal Policy Area**, the provision of a report from a suitably qualified or experienced person which assesses the effects of the proposal on the coastal environment and the means by which adverse effects can be avoided, remedied or mitigated.

21.6. Urban Services and Urban Limited Services Effects Areas

1. Identification of the number of additional lots proposed to be created and their gross and nett site areas.
2. Identification of availability of a public reticulated wastewater system to serve the proposed subdivision.

21.7. Boundary Adjustments

1. Identification of any titles created by way of road severance, closed road or stopped road.
2. Identification of the percentage change to the smallest title involved in the subdivision.
3. Identification of existing and proposed title boundaries in relation to any **Outstanding Landscape Area**.
4. Assessment of whether the adjustment will increase any existing, or generate any new areas of non-compliance with any rules in the district plan.

21.8. Boundary Relocations

1. Identification of any titles created by way of road severance, closed road or stopped road.
2. Identification of how certificates of title involved in the subdivision adjoin each other.
3. Identification of the gross and nett site areas of proposed lots.
4. The identification of proposed boundaries, building platforms and vehicle access associated with any lot in relation to any **Outstanding Landscape Area** and/or **Coastal Development Setback**.
5. Identification of availability of a public reticulated wastewater system to serve the proposed subdivision.

21.9. Natural Hazards

1. Topographic plans identifying the location of any known 100 year flood level (or highest known flood level) in relation to existing buildings and proposed building platforms on any lot.
2. Provision of flood hazard report from Environment Waikato or other suitably qualified person identifying known 100 year flood level.
3. Location of areas on proposed lots to be used for on-site wastewater disposal that are not liable to flooding.

4. Identification of areas on proposed lots which are or may be subject to erosion, subsidence, falling debris or slippage.
5. Provision of a geotechnical report prepared by a registered engineer or other suitable qualified or experienced person in relation to the stability of land and/or proposed building platforms identified for each lot.

21.10. Environmental Lots

1. Identification of the full extent of indigenous vegetation, habitat, wetland or significant natural feature on the land being subdivided that is proposed to be protected.
2. Identification of whether or not land being subdivided was created as the result of an Environment Lot subdivision.
3. The identification of proposed boundaries, building platforms and vehicle access associated with any lot in relation to any **Outstanding Landscape Area, Coastal Development Setback** and covenant area.
4. The provision of a report from a suitably qualified or experienced person which:
 - (a) assesses and certifies that the area(s) to be protected meet the criteria set out in Appendix 12;
 - (b) identifies all of the areas / features on the property which meet the criteria of Appendix 12; and
 - (c) provides recommendations for the means by which ongoing management and protection of the areas to be protected are to be achieved.
5. The provision of a management plan which sets out:
 - (a) the nature, extent and standard of existing or proposed stock proof fencing;
 - (b) proposals for on-going pest and weed control and management;
 - (c) proposed prohibition of activities within the conservation covenant with respect to the matters set out in Section 94 of the Reserves Act 1977; and
 - (d) agreement of the subdividing owner (which also binds subsequent owners) to register, abide by and implement the provisions of any conservation covenant or other legal mechanism that will be entered into.

21.11. Historic Heritage Sites

1. Identification of the location and/or extent of any historic heritage site and/or any notable tree on or near the land being subdivided in relation to proposed additional lots, proposed building platforms or proposed vehicle access.
2. Identification of the proposed means of protecting any identified historic heritage site and/or any notable tree on the land being subdivided.
3. Details of any consultation undertaken with and written correspondence received from Iwi / Hapu and/or the New Zealand Historic Places Trust in respect of any historic heritage site on or near the land being subdivided

21.12. Existing Buildings, Parking and Manoeuvring

1. An assessment of compliance of existing buildings with the relevant development control standards set out in Section 7 of the Land Use Section of the District Plan.
2. An assessment of compliance of existing / proposed parking, loading and manoeuvring areas with the relevant provisions of Section 11 of the Land Use Section of the District Plan.

21.13. Building Platforms

1. The identification of a suitable building platform which is setback from proposed boundaries, high voltage electricity transmission lines identified on the Planning Maps and existing development on neighbouring land in compliance with the relevant development control standards set out in Section 7 of the Land Use Section of the District Plan.
2. The identification of areas of fill or proposed fill in relation to any identified building platform.
3. The identification of the location of proposed building platforms in relation to gas transmission pipelines identified on the Planning Maps.

21.14. Wastewater

1. The identification of the location of any existing public reticulated wastewater system in relation to the land being subdivided, including existing and proposed connections to that system and any proposed extensions of the public system.
2. The provision of preliminary engineering design plans of any new connections or extensions to the public reticulated wastewater system.
3. The identification of any existing on-site wastewater treatment system, including disposal fields in relation to proposed lot boundaries.
4. The identification of the available effective disposal area on any proposed lot that will not be connected to a public reticulated wastewater system.

21.15. Stormwater

1. The identification of the location of any existing public reticulated stormwater system in relation to the land being subdivided, including existing and proposed connections to that system and any proposed extensions of the public system.
2. The provision of preliminary engineering design plans of any new connections or extensions to the public reticulated stormwater system.
3. The identification of the means of on-site stormwater management to be provided for on-site detention prior to overflowing into any public reticulated stormwater system.
4. The identification and assessment of an effective stormwater disposal system proposed to be provided for any lot which does not have access to any public reticulated stormwater system.

21.16. Water Supply

1. The identification of the location of any existing public water supply system, and existing fire hydrants, in relation to the land being subdivided, including existing and proposed connections to that system and any proposed extensions of the public system.
2. The provision of preliminary engineering design plans of any new connections or extensions to the public water supply system.
3. The identification of the suitability and capacity of any existing on-site drinking water supply over which it is proposed to serve two or more lots following subdivision.

21.17. Electricity and Telephone

1. The identification of the location of existing electricity and telecommunication services, including existing connections available to the land being subdivided.

2. The provision of written confirmation from relevant electricity and telecommunications suppliers that the proposed lots in the subdivision either are, or can be connected to services at the boundaries of the proposed lots.
3. Identification, assessment and confirmation of the availability and suitability of any proposal alternative means of electricity and / or telecommunications service provision proposed to serve the lots in the subdivision.

21.18. Road Frontage

1. The provision of written comments and recommendations from New Zealand Transport Agency where vehicle access is proposed to be obtained from a State Highway.
2. The identification of the extent of the road frontage proposed for each lot in the subdivision.
3. The identification of the proposed means of vehicle access to a public road for each lot in the subdivision.

21.19. Entranceway and Access Setbacks

1. Identification of the location of existing / proposed entranceways, achievable sight visibility to and from the entranceway, and separation distances between entranceways, measured in accordance with the requirements of Appendix 5.
2. The location of proposed vehicle entranceways or internal vehicle access in relation to high voltage electricity lines and/or gas transmission pipelines identified on the Planning Maps.

21.20. Access Legs, Rights of Way, Roads

1. The identification of the legal width of any proposed access leg, right of way or road.
2. The identification of the number of lots proposed to be served by a right of way.
3. The identification of any proposed road to vest in Council.
4. The provision of preliminary engineering design plans for a proposed right of way or road which identifies proposed construction details in accordance with the requirements of Appendix 12, including:
 - (a) formation width;
 - (b) proposed gradients;
 - (c) extent and volume of proposed earthworks;
 - (d) design, method and standard of road construction;
 - (e) provision for stormwater disposal, kerb and channelling, footpaths, fire hydrants, road markings, landscaping and street lighting; and
 - (f) any other matters that may be addressed by Councils Engineering Design Standards.

21.21. Esplanade Strips / Reserves

1. The identification of the location and extent of any required or proposed esplanade strip or reserve.
2. Reasons for why no esplanade strip or reserve is proposed to be set aside, or why a reduction in width is proposed.

21.22. Reserve Contribution

1. The identification of any land proposed to be set aside and vested in Council as reserve in lieu of paying a cash contribution.
2. Reasons why no reserve contribution is proposed to be paid and/or land set aside for reserve purposes.

Definitions

Access Leg	That part of a lot with a width of 6.0 metres or less which is used for the purpose of providing independent vehicle access to one certificate of title.
Access Lot	A lot which is used only for access to, and provision of services to other lots, which is collectively owned by those lots which use it, as tenants in common.
Accessory Building	A building, the use of which is incidental to the principal land use or building on a site and includes garages, sheds, carports and the like but excludes any building which is designed to function, or is capable of functioning, as an independent household unit.
Addition	Any works undertaken to an existing building which has the effect of increasing the floor area of that building
Additional Lot	Any certificates of title that can be created as the result of a subdivision which is in addition to the number of existing certificates of title that are being subdivided. An additional lot(s) will generally be taken to be lot(s) which are smaller in size comparative to balance lots in the subdivision.
Adjoining	Means land having a common boundary or is land that is separated from other land only by a road, access strip, railway, drain, water race, river, or stream.
Advance Visibility	Refers to the distance from which a sign must be visible to drivers.
Advertising Sign	A sign displaying advertising.
Agricultural Activity	Means an activity, including production forestry activities, having as its primary purpose the production for human or animal consumption, any livestock or crop, using the soil, water and air as the medium for production.
Agricultural Vehicle	Machinery which is used in association with an agricultural activity on a day to day basis for the purpose of transporting people, stock and/or farm materials or for the planting or harvesting primary produce grown on the land.
Airspace	The atmosphere above land.
Alteration	A change from what currently exists.
Amenity Values	Means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
Antenna	Means that part of a radio communication facility or telecommunication facility used for transmission or reception including the antenna mountings but not any supporting mast or similar structure.
Archaeological Site	Means any place in New Zealand that: (a) either: (i) was associated with human activity that occurred before 1900; or (ii) is the site of the wreck of any vessel where that wreck occurred before 1900; and (b) is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.
Auxiliary Farm Building	Means an adjoined or detached building, the purpose of which is incidental and complementary to the farming use of the site, but does not include a dwelling.
Boundary	The physical legal extent of either: (a) a site or property as defined by a survey plan deposited under the Land

	<p>Transfer Act 1952; or</p> <p>(b) a principal or accessory unit under common ownership as shown on a unit plan prepared under the unit titles act 2010 and deposited under the Land Transfer Act 1952; or</p> <p>(c) an exclusive use area associated with a flats plan deposited under the land transfer act 1952; or</p> <p>(d) any other land not subject to the Land Transfer Act 1952.</p>
Boundary Adjustment	A subdivision between adjoining certificates of title that does not create any additional certificates of title, is intended solely for a minor alteration of lot boundaries, and results in each adjusted lot having substantially the same area, shape and access as prior to the subdivision.
Boundary Relocation	A subdivision between adjoining certificates of title that does not create any additional certificates of title, is intended to relocate the boundaries of existing lots, and results in the area, shape of or access to any lot being altered to a significant degree.
Building	<p>A temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery or chattels), and includes:</p> <p>(a) a mechanical, electrical or other system required by the building code attached to a structure; and</p> <p>(b) a fence as defined in section 2 of the Fencing of Swimming Pools Act 1987; and</p> <p>(c) a vehicle or motor vehicle that is immovable and is occupied by people on a permanent or long term basis; and</p> <p>(d) a mast pole or telecommunications aerial that is on, or forms part of, a building and that is more than 7 metres in height above the point of its attachment or base support (except a dish aerial that is less than 2 metres wide).</p> <p>For the avoidance of doubt, a building does not include:</p> <p>(a) any fence, other than that set out in (b) above, or sign with a height of 2.0 metres or less above the supporting ground; or</p> <p>(b) any retaining wall that retains not more than 1.5 metres depth of ground and that does not support any surcharge or any load additional to the load of that ground; or</p> <p>(c) any drains, pipes, or lines providing the supply of water, the management of sewer or stormwater, or the conveyance of other network utility services to a site or property.</p>
Building Platform	Means land that is suitable and practicable for the construction and use of a building according to commonly accepted standards or as confirmed by a suitably qualified or experienced geotechnical engineer or similar person.
Bulk Transportation	The commercial transportation of large volumes of hazardous substances, to or from any industrial and/or trade premises.
Category A Archaeological Site	An archaeological site which has had its location and extent verified by the New Zealand Archaeological Association and is identified on the planning maps.
Category B Archaeological Site	An archaeological site which has not had its location and extent verified by the New Zealand Archaeological Association.
Certificate Of Title	A legal document, including a Computer Register, constituted under part 4 of the Land Transfer Act 1952 which provides conclusive evidence of land ownership.
Coastal	An area identified on the planning maps and located within the Coastal Policy

Development Setback	<p>Area to which specific standards and rules within this district plan apply. The planning maps identify three setbacks, being:</p> <ul style="list-style-type: none"> • Hardshore Development Setback • Coastal Duneland Development Setback • Wetland Development Setback. <p>Where Standards / Rules in the District Plan apply to all three setbacks the generic term of Coastal Development Setback is used. Where Standards / Rules are specific to one or two of the three setbacks then they refer to the relevant setbacks by name.</p>
Coastal Environment	<p>Is an area in which coastal processes, influences and qualities are a significant part or element of the environment. In the Otorohanga District the coastal environment includes</p> <ul style="list-style-type: none"> (a) the coastal marine area; (b) islands (c) tidal waters; (d) foreshore whether above or below mean high water springs; (e) sand dunes; (f) beaches; (g) indigenous coastal vegetation; (h) habitats of indigenous coastal species, including migratory birds; (i) areas at risk from natural hazards; (j) salt reed marshes; (k) sea cliffs; (l) coastal wetlands; (m) Items of historic heritage in the coastal marine area or on the coast (n) Interrelated coastal marine and terrestrial systems (o) areas that have been modified by physical resources and built facilities (including Kawhia and Aotea settlements)
Coastal Marine Area	<p>The foreshore, seabed, and coastal water, and the air space above the water:</p> <ul style="list-style-type: none"> (a) of which the seaward boundary is the outer limits of the territorial sea: (b) of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of: <ul style="list-style-type: none"> (i) 1 kilometre upstream from the mouth of the river; or (ii) the point upstream that is calculated by multiplying the width of the river mouth by 5.
Coastal Processes	<p>The dynamic interaction of coastal elements and processes which on their own and/or combination with each other influence the shape, character and appearance of the coast. Such processes include dune formation, wind/wave erosion and sea level rise.</p>
Community Event	<p>An occasion that is promoted for the purpose of public benefit that all members of the public are able to participate in.</p>
Compounds Used To Hold Or Process Animals	<p>An enclosure (other than a farm paddock), including any structure, building or uncovered hardstand area which is specifically used for the purpose of holding or processing animals for a limited duration and includes, but is not limited to:</p> <ul style="list-style-type: none"> (a) feed pads; (b) boarding kennels; (c) catteries; (d) deleted; (e) stables (excluding where the stables are to be used by less than 5 horses); (f) calf sheds; (g) sale yards;

- (h) stockyards (except where used for the owners / occupiers personal use as a holding area for animals directly associated with the farming activities undertaken on the property that are awaiting transit and that no animal is held in these yards for periods exceeding 6 hours); and
- (i) cowsheds (except where an existing cowshed is being upgraded; and
 - i. the number of cows milked on a daily basis will not increase by more than 10%; and
 - ii. No part of the upgraded cowshed will be located closer than the existing cowshed and its associated area is, to any habitable buildings on neighbouring properties .

Conservation Activity

A conservation activity is one that:

- (a) Fundamentally benefits indigenous biodiversity; or
- (b) Increases public awareness and appreciation of indigenous biodiversity values

This may include

- (i) Conservation plantings, stock exclusion, research and monitoring; and/or
- (ii) The establishment, maintenance or upgrading of walking and cycle tracks; and/or
- (iii) Interpretative and directional signage; and/or
- (iv) Toilets, huts, shelters, and other structures which are provided for as permitted activities or have been granted resource consent; and
- (v) The provision of access associated with the above activities or for plant or animal pest management.

Contaminated Land

Land that has a hazardous substance in or on it that:

- (a) has significant adverse effects on the environment; or
- (b) is reasonably likely to have significant adverse effects on the environment; and
- (c) which has been tested and assessed as having levels of contaminants which exceed soil guideline values for human health.

Countryside Living Area Access Roads

Roads that are identified on the planning maps within a countryside living policy area.

Crop

The produce of cultivated plants.

Customary Activity

An activity, use or practice that:

- (a) is, and has been since 1840, integral to tikanga maori; and
- (b) has been exercised in a substantially uninterrupted manner since 1840; and
- (c) continues to be exercised today in the same area of public foreshore and seabed; and
- (d) is not prohibited or extinguished by law.

Demolition

The physical destruction of all or part of a registered historic site, building, place or area identified on the Planning Maps or site of significance shown on the Planning Maps and in Appendix 8A.

Detailed Site Investigation

A report prepared by a suitably qualified or experienced person in accordance with the requirements of the ministry for the environment and confirms; either:

- (a) soil contamination exists at a level acceptable for the intended land use; or
- (b) provides recommendations for remediation or mitigation of contaminated soil; or
- (c) that the proposed land use is not suitable.

Dripline

The ground beneath the foliage of a tree.

Dwelling	<p>Any building, whether permanent or temporary, that is used as a private residence and is occupied, in whole or in part, as an independent household unit.</p> <p>This definition excludes buildings which are attached to each other and have separate kitchen and laundry activities, unless the building is located in the rural effects area, and the floor area of the unit to be attached to the principal dwelling does not exceed 65m².</p>
Earthworks	<p>Means the disturbance of land by machinery, including contouring, removing, placing or replacing rock, soil or earth, or by excavation, or by cutting or filling operations, excluding:</p> <ul style="list-style-type: none"> (a) cropping and ploughing of the soil and drain clearance in association with existing farm practices. (b) the removal of underground petroleum storage systems. (c) disturbance associated with the movement of wheeled or tracked machines used in or around production forests that have been harvested.
Ecotoxicity	Capable of causing ill-health, injury or death to any living organism.
Effect	<p>Includes:</p> <ul style="list-style-type: none"> (a) any positive or adverse effect; and (b) any temporary or permanent effect; and (c) any past, present, or future effect; and (d) any cumulative effect which arises over time or in combination with other effects; and <p>Regardless of the scale, intensity, duration, or frequency of the effect, and also includes:</p> <ul style="list-style-type: none"> (e) any potential effect of high probability; and (f) any potential effect of low probability which has a high potential impact.
Effective Stormwater Disposal System	<p>A system, which may include natural or constructed elements, where water flows related to any natural or altered watercourse, impervious surfaces, buildings or other activities likely to be formed or constructed on the lot, during a 5% AEP (25 year) storm event, will not contribute to:</p> <ul style="list-style-type: none"> (a) scouring from uncontrolled discharges; (b) collection and/or discharge of contaminants over land; (c) overland sheeting from heavy flows; (d) stormwater penetrating on-site wastewater disposal areas; (e) inundation of or ponding on adjacent properties; and (f) ponding on or discharge to the carriageway of public roads or rights of way.
Effective Disposal Area	The area of land that is available for the infiltration and assimilation of effluent in accordance with regional council rules and excludes any land occupied by vehicle access or buildings.
Effects Ratio	A numerical value determined by calculating the proposed quantities of hazardous substances to be used or stored on a site and using prescribed formulae set out in the hazardous facilities screening procedure.
Electricity And Telephone Supply Authorities	Organisations which are responsible for the supply of electricity and telephone services within a particular area.
Endangered Species	Species which are at risk of becoming extinct.
Electricity Generation Infrastructure and Activities	Means all buildings, structures and associated activities for the generation of electricity within the Waipapa Core Site, including earth dam, spillway structure, transmission line and associated support structures, accessory buildings, erosion protection works, roads and tracks, and monitoring / observation wells.

Engineering Standards	Standards which are adopted by council as being the means by which works are required to be constructed, and include, where appropriate: <ul style="list-style-type: none"> (a) Hamilton City Development Manual; (b) New Zealand Building Code; and / or (c) New Zealand Standards.
Environment Lots	Subdivision opportunity for the creation of additional lot(s) when areas of indigenous vegetation, habitats, wetlands and significant natural features conforming to set criteria are to be set aside and protected.
Esplanade Reserve	A reserve within the meaning of the Reserves Act 1977: <ul style="list-style-type: none"> (a) Which is either: <ul style="list-style-type: none"> (i) a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239 of the Resource Management Act 1991; or (ii) a reserve vested in the crown or a regional council under section 237D of the Resource Management Act 1991; and (b) Which is vested in the territorial authority, regional council, or the crown for a purpose or purposes set out in section 229 of the Resource Management Act 1991.
Esplanade Setback	A specified distance from the margin of rivers, lakes or the natural shoreline margin within which buildings may not be located. Measurements are to be taken from the face of the exterior wall of the building and eaves with a depth of no more than 600mm may encroach into the setback.
Esplanade Strip	Means a strip of land created by the registration of an instrument in accordance with section 232 of the Resource Management Act 1991 for a purpose or purposes set out in section 229 of the Resource Management Act 1991.
Exterior Storage Of Materials	The accumulation of industrial or trade materials on any land not contained within buildings that can be seen from neighbouring properties or roads.
Fill	Is soil or other materials placed by humans onto land which has a depth greater than 300mm and a contiguous area greater than 3m ² .
Floor Area	Means the sum of the gross area of all floors of a building, measured either from the exterior faces of the exterior walls, or from the centre line of walls separating two tenancies, as the circumstances may require.
Floor Area Ratio	The ratio of the total floor area of a building/s to the total area of the land contained in certificates of title or legal parcels which form the property.
Floor Level	The height of the floor of a building as measured in terms of a relevant survey datum.
Frontage	The part(s) of a site or property which adjoin any road boundary.
Front Yard Setback	A specified distance from the legal road (front) boundary of a property within which buildings may not be located on the property. Measurements are to be taken from the face of the exterior wall of the building, and eaves with a depth of no more than 600mm may encroach into the setback.
Full Time Equivalent	The measurement of a workers employment status of full or part time calculated in terms of hours worked divided by total working hours in any given week. An FTE of 1.0 is one person working full time.
Gas Transmission Pipeline	Pipeline carrying gas which is designated under this plan and identified on the planning maps.

Geotechnical Report	A report certified by a registered engineer which provides evidence (in terms of land stability) on the suitability and potential consequences of using or developing land for an identified purpose.
Glare	Reflected light.
Gross Floor Area	The sum of the total area covered by all the floors of all buildings erected on a site.
Gross Site Area	The sum of the total area of land that is contained within any certificate of title, or parcel of land under the Te Ture Whenua Maori Land Act 1993.
Ground Works	The disturbance or alteration of the ground surface by any means (including the placement of any material).
Habitable Building	Means any building used for residential, commercial, industrial or community purposes.
Habitable Room	Means any room in a building apart from those used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.
Hazardous Substances	Means, unless expressly provided otherwise by regulations, any substance: <ul style="list-style-type: none"> (a) with one or more of the following intrinsic properties: <ul style="list-style-type: none"> (i) explosiveness; (ii) flammability; (iii) a capacity to oxidize; (iv) corrosiveness; (v) toxicity (including chronic toxicity); (vi) ecotoxicity, with or without bioaccumulation; or (b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph (a) of this definition.
Heavy Vehicle	A motor vehicle having a gross laden weight exceeding 3500kg.
Height	The vertical distance between any part of a building or structure and natural ground level immediately below that part of the building or structure excluding: <ul style="list-style-type: none"> (a) antennae; (b) chimneys less than 1 metres in width; (c) finials (d) telecommunications masts in the Rural Effects Area, outside any Landscape or Coastal Policy Area, with a maximum height not exceeding 20 metres; and (e) any building to be located on the existing Waipapa dam or spillway structures where measurement shall be taken from the top of these structures.
Height In Relation To Boundary	A line which begins at the legal boundary (at a height of 3 metres) and extends over the property at the specified angle above which no part of any building (except aerials) is permitted to protrude.
Historic Heritage	(a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ul style="list-style-type: none"> (i) archaeological; (ii) architectural; (iii) cultural; (iv) historic; (v) scientific;

- (vi) technological; and
- (b) includes—
 - (i) historic sites, structures, places, and areas; and
 - (ii) archaeological sites; and
 - (iii) sites of significance to Māori, including wāhi tapu; and
 - (iv) surroundings associated with the natural and physical resources.

Household Equivalent Unit	<p>A unit of demand for services of an activity as represented by one household unit which is deemed to:</p> <ul style="list-style-type: none"> (a) generate 10 light vehicle movements per day; (b) use 1500 litres of water per day; (c) discharge 1200 litres of wastewater per day; and (d) have up to 200m² of impervious area associated with it (based on 30% coverage of a 600m² section).
Human Habitation	<p>The use of land, water and soil resources by people in association with their day to day activities, including:</p> <ul style="list-style-type: none"> (a) dwellings; (b) gardens; (c) child care and other education facilities; (d) recreation areas; and (e) industrial and commercial activities; <p>but does not include land use activities (other than dwellings) associated with an agricultural activity.</p>
Indigenous Endemic Vegetation	Means plants which originate from, or are naturally occurring without the aid of humans, in New Zealand and can only be found in the Otorohanga District.
Impermeable Surface	Means surfaces such as vehicle access, parking area, roads, roof tops, footpaths, patios or highly compacted soil that are not vegetated and do not infiltrate run-off.
Independent Household Unit	Means a person or group of people related or unrelated who reside together and interact on a daily basis using common facilities.
Indigenous Fauna	Means all fauna which originate from, or are naturally occurring without the aid of humans, in New Zealand.
Indigenous Vegetation	<p>Means all vegetative species which originate from, or are naturally occurring without the aid of humans in New Zealand which:</p> <ul style="list-style-type: none"> (a) are capable of growing to a diameter at breast height of more than 30 cm; or (b) are indigenous wetland vegetation: or (c) are indigenous endemic vegetation. <p>Indigenous vegetation does not include plantation indigenous vegetation, and indigenous vegetation which grows beneath plantation crops and forestry during any crop cycle.</p>
Indigenous Wetland Vegetation	Means plants which originate from, or are naturally occurring without the aid of humans, in New Zealand that are adapted to living in water saturated soil conditions.
Industrial and/or Trade Premises	<p>Means:</p> <ul style="list-style-type: none"> (a) any premises used for industrial or trade purposes; or (b) any premises used for the storage, transfer, treatment, or disposal of waste materials or for other waste management purposes, or used for composting organic materials; or (c) any other premises from which a contaminant is discharged in connection with any industrial or trade process;

but does not include any production land.

Industrial and/or Trade Process	Includes every part of a process from the receipt of raw material to the dispatch or use in another process or disposal of any product or waste material, and any intervening storage of the raw material, partly processed matter, or product.
Industrial and/or Trade Purpose	<p>Means any activity that has as one of its functions:</p> <ul style="list-style-type: none">(a) manufacturing;(b) the processing of raw materials;(c) construction;(d) the purchase or sale of goods and services; <p>and excludes farming, forestry, factory farming, retail outlets selling goods for domestic usage (e.g. Pharmacies, supermarkets, hardware stores), or retail outlets displaying goods for sale in outside areas.</p>
Intensive Indoor Farming	The predominantly permanent indoor housing and growth of livestock, or fungi, that is reliant on food and/or raw materials brought into the building. It specifically excludes intensive pastoral farming, compounds used to hold or process animals and or greenhouses.
Internal Dwelling Setback	The distance between dwellings located on the same site.
Iwi/Hapu	Collective of Maori people connected through whakapapa or ancestry to a mutual eponymous ancestor and directly associated with a distinct area or rohe.
Known	Means information that the council is aware of; including through the existing use rights applying to an activity, or the granting of resource consent.
Lake	Means a body of fresh water which is entirely or nearly surrounded by land and whose bed has an area of 8 hectares or more.
Lawfully Established	<p>Any activity which either:</p> <ul style="list-style-type: none">(a) is assigned existing use rights (Section 10 – RMA); or(b) has obtained a certificate of compliance (Section 139 – RMA); or;(c) has obtained an existing use certificate (Section 13–A - RMA); or(d) has obtained a resource consent (Section 88 – RMA); or(e) Any activity that can demonstrate that it was granted consent, or was expressly provided for without Council approval pursuant to any legislation, or under previous equivalents of the Otorohanga District Plan or the Resource Management Act 1991 which were in place at the time the activity commenced.
Light Spillage	An incidence where the light emitted from an artificial light source is directed beyond the boundaries of the site it is located on.
Light Vehicles	Includes cars, vans, utilities and light trucks with gross laden weight of up to 3.5 tonnes.
Limited Access Road	Means any road declared to be a limited access road under the provisions of either the Local Government Act 1974 or the Government Roding Powers Act 1989, including the corresponding provisions of any former enactments.
Lot	<p>Means:</p> <ul style="list-style-type: none">(a) any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:<ul style="list-style-type: none">(i) the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another act; or

- (ii) a subdivision consent for the subdivision shown on the survey plan has been granted under the Resource Management Act; or
- (b) any parcel of land or building or part of a building that is shown or identified separately:
 - (i) on a survey plan; or
 - (ii) on a licence within the meaning of part 7a of the land transfer act 1952; or
- (c) any unit on a unit plan; or
- (d) any parcel of land not subject to the land transfer act 1952.

A lot that is:

- (a) subject to the Land Transfer Act 1952 and is comprised in 1 certificate of title or for which 1 certificate of title could be issued under that act; or
- (b) not subject to that act and was acquired by its owner under 1 instrument of conveyance;

is deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this act or by a subdivisional approval under any former enactment relating to the subdivision of land.

The balance of any land from which any lot is being or has been subdivided is also deemed to be a lot for the purposes of this District Plan.

Loading Space	Means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane.
Lumen	Means the measure of a quantity of light.
Lux	Means lumens per square metre and is a measure of the amount of light which falls on a surface.
Manoeuvring	The movement of a vehicle on a site.
Maori Roadway	Land subject to an order from the Maori Land Court under the provisions of the Te Ture Whenua Maori Land Act 1993 (or previous legislation) set aside for the purpose of providing access, or additional or improved access to land.
Material Damage	Means using land in such a way so as to cause or accelerate natural hazards which will or may impair the functioning of soils, or cause injury or harm to, or put at risk human life.
Materials	Items that are associated with industrial and/or trade premises, processes and activities (excluding primary products originating from production land in the district) which are accumulated or placed on a property.
Mean High Water Springs	The place on the shore where spring high tides reach on average over a period of time. It can often be recognised by the upper line of debris on the beach.
Minor Work	Means the minor repair of the buildings where minor repair means the repair of the materials by patching, piecing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than existing.
Modification	The act of making the nature, character or extent of something different from that which currently exists.

Multi-Lot Subdivision	The creation of more than one additional lot as part of a proposed subdivision.
Natural Waterbody	Fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.
Natural Ground Level	Existing ground level / contour of the land before any earthworks or building works have commenced.
Natural Hazard	Any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
Natural Shoreline Margin	The seaward toe of the bank/dune along the edge of the shoreline or, where such feature is absent, the seaward edge of common terrestrial vegetation.
Nett Site Area	The area of the site excluding areas used for shared vehicle access or having a width of 6.0 metres or less.
Network Utility	Means a service provided by a network utility operator as defined under section 166 of the Resource Management Act 1991 for the purposes of supplying water, energy, sewage disposal, telecommunications and radio communications, broadcasting, streetlighting, navigational aids or similar services.
Network Utility Operator	Means a person who; <ul style="list-style-type: none"> (a) undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or (b) operates or proposes to operate a network for the purpose of: <ul style="list-style-type: none"> (i) telecommunication as defined in section 5 of the Telecommunications Act 2001; or (ii) radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or (c) is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or (d) undertakes or proposes to undertake the distribution of water for supply (including irrigation); or (e) undertakes or proposes to undertake a drainage or sewerage system; or (f) constructs, operates, or proposes to construct or operate, a road or railway line; or (g) is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that act; or (h) is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or (i) undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under the Resource Management Act 1991.
Noise Sensitive Activity	Activities undertaken within a building used for residential or community purposes which may be compromised by noise generated from existing activities conducted beyond the site boundaries. Such activities and/or buildings include but are not limited to; <ul style="list-style-type: none"> (a) dwellings (b) schools and educational buildings (c) hospital and health care buildings (d) marae (e) churches, and (f) travellers accommodation

Non-Relocatable	Any building or structure which is not designed or constructed to enable it to be removed largely intact and transported from the land on which it is sited.
Notional Boundary	Means a line 20 metres from the closest part of a building used for residential purposes or the legal boundary of the site where this is closer to the residential building.
Notable Tree	A tree identified on the planning maps.
Objectionable	Something that is offensive or nauseating to the senses.
Objectionable Dust	Means the deposition of dust which is determined to be objectionable by an Enforcement Officer of the Council.
Objectionable Odour	Is defined as an odour which can be detected and is assessed as objectionable by two or more observers, including at least one Enforcement Officer of the Council.
Official Sign	All regulatory or official signs approved by a road controlling authority or provided for under any legislation and which are erected on a legal road or motorway.
Off-Site	Means any place other than the property on which the activity being undertaken is located.
Off-Site Sign	A sign which is not located on the property where the activity being advertised or identified is carried out.
On-Site	Means the property on which the activity being undertaken is located.
On-Site Sign	A sign which is located on the property where the activity being advertised or identified is carried out.
Other Yard Setback	A specified distance from the legal boundary of a property (not being the road/front boundary) within which buildings may not be located on the property. Measurements are to be taken from the face of the exterior wall of the building, and eaves with a depth of no more than 600mm may encroach into the setback.
Outdoor Living Area	An on-site outdoor area for the exclusive use of each residential unit located at ground floor level and free of any building, carparking, vehicle access, manoeuvring or outdoor service area, and which may include any area beneath an eave.
Outdoor Service Area	Means an area of outdoor open space provided for the service needs, including clothes drying and rubbish storage, of the occupants of a dwelling located at ground floor level and free of any building, carparking, vehicle access, manoeuvring or outdoor living area, and which may include any area beneath an eave.
Overnight Customer Parking	Is where the customers of a land use activity need to park their vehicles between the hours of 12.00 midnight and 5.00am in order to participate in that activity.
Parent Title	A certificate of title which is the subject of an application for subdivision consent.
Potential River Flood Hazard Zone	An area identified on the planning maps indicating areas that may potentially be subject to flooding to which specific standards and rules within the district plan apply.
Preliminary Site Investigation	<p>A report prepared by a suitably qualified or experienced person in accordance with the requirements of the ministry for the environment which assesses the need for further investigation and confirms; either:</p> <ul style="list-style-type: none"> (a) that there is no evidence of soil contamination; or (b) further investigation through a detailed site investigation is required to be

undertaken.

Private or Public Event and/or Gathering	<p>Means land and/or buildings:</p> <ul style="list-style-type: none">(a) used primarily for any private or public meeting, performance, or amusement, whether a charge is made for admission or not (excluding temporary activities); or(b) used primarily for private or public worship, religious ceremonies, services or associated instruction; and <p>includes any church, church hall, funeral directors chapel, unlicensed clubrooms, gymnasium, pavilion, indoor sports facilities, community centre or marae buildings.</p>
Production Forestry	The site preparation, planting, management and harvesting of trees for the production of timber or other produce from the trees.
Property	Adjoining land held by the same owner under one or more separate certificates of title or legal parcels.
Protected Natural Areas Programme	A project initiated in the early 1980's with the intention to identify and protect representative examples of the range of indigenous biological and landscape features in New Zealand.
Rare	Species which are uncommon.
Railway Setback	A specified distance from the legal boundary of a property with a railway line within which buildings may not be located on the property.
Regenerating Kanuka Or Manuka Scrubland	Land which has previously been cleared and used in association with pastoral farming activities which has reverted in part through the re-establishment of kanuka and manuka vegetation, and does not qualify for consideration as significant indigenous vegetation.
Registered Historic Site, Building, Place Or Area	Any site, building, place or area included in the historic places register established under section 22 of the Historic Places Act 1993.
Relocatable	Any building or structure which is designed and constructed to enable it to be readily moved largely intact and transported from the land on which it is sited and which is not permanently affixed to a concrete pad foundation.
Requiring Authority	<p>Means:</p> <ul style="list-style-type: none">(a) a minister of the crown; or(b) a local authority; or(c) a network utility operator approved as a requiring authority under section 167 of the Resource Management Act 1991.
Reverse Sensitivity	The effect that development of one kind may have on activities already occurring in an area. It usually results from the people involved in an activity that is newly established, complaining about the effects of existing activities in an area.
Right Of Way	A defined easement granted to a site (dominant tenement) to enable vehicles to pass over land owned by another site (servient tenement).
River	Means a continually flowing body of freshwater with an average channel width of 3 metres or greater; and includes a modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
River Hazard Zone	An area identified on the planning maps indicating areas that are known to be subject to flooding to which specific standards and rules within the district plan apply.

Road	Subject to the provisions of the Government Roding Powers Act 1989 is land which is set aside, vested in or owned by the Otorohanga District Council or the Crown as a road or street as set out in Section 315 of the Local Government Act 1974 and includes; unformed roads, bridges, culverts, drains, fords, gates or other things which may be associated with the operation of a road; but does not include any motorway.
Road Access	The means by which vehicles are able to access the roading network.
Road Controlling Authority	Means Otorohanga District Council for district roads and New Zealand Transport Agency for state highways.
Road Reserve	Land legally set aside and vested in the Otorohanga District Council or New Zealand Transport Agency for public access purposes.
Road Severance, Closed Road Or Stopped Road	Means a parcel of land held in a separate certificate of title that either: <ul style="list-style-type: none"> (a) has been separated from a larger parcel of land by the realignment of a formed public road; or (b) was formerly public road but has been legally closed or stopped.
Sea Control Structure	A structure that is designed to control the erosion of land by the sea.
Separation Distance	A specific distance by which signs or vehicle entranceways are required to be separated from each other.
Short Term Basis	Less than 120 minutes.
Sign	Any display or device (including frames and other supporting structures and lighting) visible from any place, which is intended to attract the attention of passing people.
Significant Natural Feature	A natural feature that either: <ul style="list-style-type: none"> (a) Is identified as being worthy of protection in the regional or national interest in a report or other document published by or on behalf of: <ul style="list-style-type: none"> (i) Otorohanga District Council; (ii) Waikato Regional Council; (iii) Ministry for the Environment; (iv) Department of Conservation; or (b) Is a significant example of a feature and/or landform, that is: <ul style="list-style-type: none"> (i) a dominant visual feature in terms of the surrounding landscape; (ii) a regionally or nationally unique or outstanding landform; (iii) of a large scale relative to other examples in the Waikato Region; (iv) of regional or national geological importance; and (v) a feature(s) of significance to iwi/hapu.
Significant Ridgeline	The first dominant landward ridgeline and/or headland from the mean high water springs within the Coastal Policy Area .
Site	Means: <ul style="list-style-type: none"> (a) any area of land comprised in one certificate of title; or (b) any two or more certificates of title in common ownership held together pursuant to s75 of the Building Act 2004; or (c) in the case of land developed under the Unit Titles Act, the area comprised in a principal unit or accessory unit excluding any common property; or (d) In the case of land developed under the cross-lease system, the area comprised in a cross-lease exclusive use area excluding any common property.
Site Coverage	A measure of the extent building coverage allowed as of right on a site, determined by dividing the total footprint of buildings on the site, by the nett site

area.

The footprint of a building is taken to exclude any overhanging eave with a width of 600mm or less. Where an eave has a width greater than 600mm, it is to be included in the calculation of the buildings footprint.

Site of Significance

For the purpose of determining compliance with Standards 20G and 21A(iii) of the Land Use Chapter and Standard 8A(iii) of the Subdivision Chapter, means a site shown on the Planning Maps and in Appendix 8A which has been specifically identified by an Iwi Management Plan and the processes used to collect and identify the site information have been independently audited and confirmed by a person approved by Council and the relevant iwi authority.

Site Of Special Wildlife Interest

A survey undertaken by the New Zealand Wildlife Service between 1977 and 1985 and currently used by the Department of Conservation.

Soil Guideline Values

Threshold concentrations for soil contaminants by the ministry for the environment at which exposure is judged to be acceptable because any adverse effects on human health for most people are likely to be no more than minor.

State Highway

A road, that is declared to be a State Highway under the National Roads Act 1953, the Government Roading Powers Act 1989 or Land Transport Management Act 2003.

Structure

Means any building, equipment, device, or other facility made by people and which is fixed to land; and includes any raft, but excludes any structure which may be required to:

- (a) meet any permitted activity standard in the Waikato Regional Plan; or
- (b) give effect to any resource consent granted by the Waikato Regional Council for the damming, taking or diversion of water, works in relation to river beds or any discharges into water..

Subsoil Surface Investigations

The taking of soil samples to establish the presence, extent and nature of contaminants in soil.

Surrounding Area

In relation to a historic heritage site identified on the Planning Maps is taken to be all of the land within 100m of the defined extent of the site(s) as determined by a suitably qualified person.

Sustainable Forest Management Permit

Means a sustainable forest management permit executed under section 67m of the Forests Act 1949.

Sustainable Forest Management Plan

Means a sustainable forest management plan approved under section 67f of the Forests Act 1949.

Telephone System

Any device that can be reticulated to an existing telecommunications network including cellular telephones.

Temporary Activity

Means any use of land for a period not exceeding a total of 4 days in any calendar year which complies with the relevant permitted activity standards of the Land Use Chapter of this District Plan, excluding Standards 12B and 13A.

Temporary Sign

A sign which is erected only for the purpose of informing the general public about upcoming community events, elections or property sales. The sign may only be erected for a period not exceeding 6 months and is to be removed within 7 days of the completion of the event, election or property sale.

Temporary Storage Structure

Any structure not being an accessory building or a dwelling, which is placed on land and is used, or is capable of being used for storage purposes. A temporary

storage structure includes, but is not limited to, shipping containers.

Toxicity	Capable of causing ill-health in, or injury to human beings.
Tree	A woody perennial plant with a trunk, branches and leaves and includes any plants or shrubs which are capable of growing to a height of greater than 1 metre.
Uniqueness	<p>The degree to which a coastal feature is either:</p> <ul style="list-style-type: none">(a) common: a feature which is found throughout New Zealand in a variety of environments;(b) rare: a feature that may be found elsewhere in New Zealand or the world, which at present is vulnerable; or(c) unique: a feature that is exclusive to an area, and is currently endangered.
Upgrading	<p>Means the protective care of buildings, structures or other physical resources associated with network utilities or electricity generation infrastructure and activities in order to:</p> <ul style="list-style-type: none">(a) enable their continued efficient operation; or(b) arrest processes of decay, structural fatigue, erosion or dilapidation; and includes<ul style="list-style-type: none">(i) structural improvement and repair, painting, cleaning, clearance and removal of debris; and(ii) the replacement of cross arms or towers or provision of additional circuits, conductors, insulators, earth wires or electrical fittings. <p>upgrading shall not include the resiting, repositioning, or an increase in the area, height, or width of the structure (unless this is allowed by this District Plan and/or regulation under the Resource Management Act 1991) or an increase in voltage above what the line was originally constructed to operate at.</p>
Utility Services	Means public water, sewerage and drainage systems, electricity generation and transmission activities gas supply systems and telecommunication systems and includes such other services that fall within the meaning of network utility operation.
Vehicle Access	Land which is specifically formed and used for the purpose of moving vehicles within a site.
Vehicle Entranceway	A properly constructed crossing place (at the expense of the land occupier and in accordance with the requirements of the road controlling authority) where vehicles are being taken on, or permitted to proceed onto or from any land, and across any footpath or water channel adjoining any road so as to connect the property to the carriageway.
Vehicle Movements	<p>The movement of vehicles to and from a site assessed as:</p> <ul style="list-style-type: none">(a) 1 light vehicle to and from site = 2 vehicle movements.(b) 1 heavy vehicle to and from site = 6 vehicle movements. <p>A single residential dwelling is deemed to generate 10 vehicle movements per day.</p>
Verified Extent	<p>In relation to an archaeological site, or site or significance to iwi/hapu means that the site either:</p> <ul style="list-style-type: none">(a) has been provided to council by the New Zealand Archaeological Association, and the information provided shows the outer boundaries of the site; or(b) has been physically surveyed and written confirmation has been provided from a suitably qualified or experienced person (including iwi/hapu) confirming the outer boundaries of the site.
Viewing Distance	The distance from which a sign first becomes visible to a road user.

Verandah	In relation to a pedestrian precinct shown on the planning maps means a physical structure placed over the footpath for the purpose of providing pedestrian shelter and amenity.
Waterbody	means fresh water or geothermal water in a river, lake, stream, pond, wetland or part thereof, that is not located within the Coastal Marine Area. For the purposes of this District Plan waterbody does not include overland stormwater flowpaths, stormwater ponding areas, areas of saturated soils, ephemeral streams or artificial farm drains.

Appendix 1: Building Exterior Colours

The following colours have been selected from the recognised British Standard (BS 5252) colour range and is the acceptable colour for buildings and structures within the Landscape and Coastal Policy Areas.

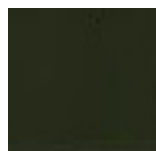
				
00A03	00A05	00A07	00A09	00A011
				
02A07	02C37	04B19	04B21	04B23
				
04B25	06A07	06A11	08B19	08B21
				
08B23	10A03	10A05	10A07	10A09
				
10B19	10B21	10B23	10B25	12B19
				
12B21	12B23	12B25	16A03	16A07
			accent / trim only	
				
16A11	18B23	18B27	22B21	22B23
				
22B25	22B27	04C37	04C39	06C39



10C37



10C39



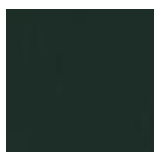
12C39



14C35



14C37



14C39



16C35



16C37



18C35

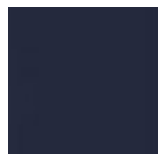
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18C37



20C37



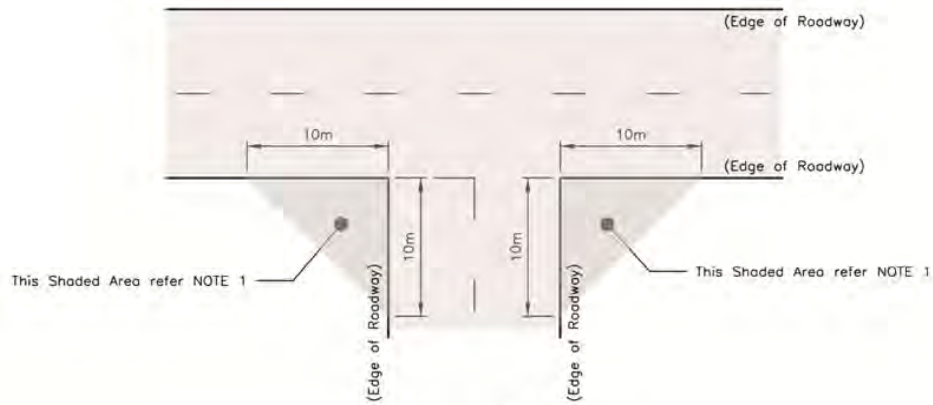
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Appendix 2: Criteria for Determining Significance of Indigenous Vegetation

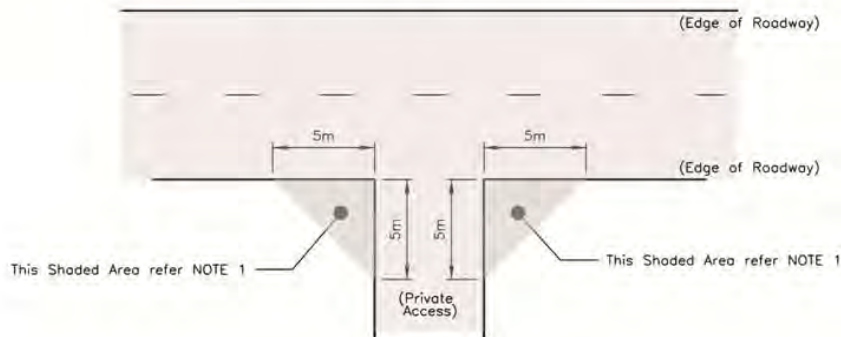
The following criteria will be considered when determining whether or not indigenous vegetation is significant:

Previously assessed site	
1.	It is indigenous vegetation or habitat for indigenous fauna that has been specially set aside by statute or covenant for protection and preservation unless the site can be shown to meet none of criteria 3-11.
2.	It is indigenous vegetation or habitat recommended for protection by the Nature Heritage Fund, or Nga Whenua Rahui committees, or the Queen Elizabeth the Second National Trust Board of Directors, unless the site can be shown to meet none of criteria 3-11.
Ecological values	
3.	It is vegetation or habitat that is currently habitat for indigenous species or associations of indigenous species that are: <ul style="list-style-type: none"> • classed as threatened, at risk, or data deficient; or • endemic to the Waikato region.
4.	It is indigenous vegetation or habitat type that is under-represented (20% or less of its known or likely original extent remaining) in an Ecological District, or Ecological Region, or nationally.
5.	It is indigenous vegetation or habitat that is, and prior to human settlement was, nationally uncommon such as geothermal, chenier plain, or karst ecosystems.
6.	It is wetland habitat for indigenous plant communities and/or indigenous fauna communities (excluding exotic rush/pasture communities) that has not been created and subsequently maintained for or in connection with: <ul style="list-style-type: none"> • waste treatment; • wastewater renovation; • hydro electric power lakes; • water storage for irrigation; or • water supply storage; unless in those instances they meet the criteria in Whaley et al. (1995).
7.	It is an area of indigenous vegetation or naturally occurring habitat that is large relative to other examples in the Waikato region of similar habitat types, and which contains all or almost all indigenous species typical of that habitat type. Note this criterion is not intended to select the largest example only in the Waikato region of any habitat type.
8.	It is aquatic habitat (excluding artificial water bodies, except for those created for the maintenance and enhancement of biodiversity or as mitigation as part a consented activity) that is a portion of a stream, river, lake, wetland, intertidal mudflat or estuary, and their margins, that is critical to the self sustainability of an indigenous species within a catchment of the Waikato region and which contains healthy, representative populations of that species. In this context "critical" means essential for a specific component of the life cycle and includes breeding and spawning grounds, juvenile nursery areas, important feeding areas and migratory pathways.
9.	It is an area of indigenous vegetation or habitat that is a healthy and representative example of its type because: <ul style="list-style-type: none"> • its structure, composition, and ecological processes are largely intact; and • if protected from the adverse effects of plant and animal pests and of adjacent land use (e.g. stock, discharges, erosion), can maintain its ecological sustainability over time.
10.	It is an area of indigenous vegetation or habitat that forms part of an ecological sequence , that is either not common in the Waikato region or an ecological district, or is an exceptional, representative example of its type.
Role in protecting ecologically significant area	
11.	It is an area of indigenous vegetation or habitat for indigenous species (which habitat is either naturally occurring or has been established as a mitigation measure) that forms, either on its own or in combination with other similar areas, an ecological buffer, linkage or corridor and which is necessary to protect any site identified as significant under criteria 1-10 from external adverse effects.

Appendix 3: Vehicle Entrance Splay / Railway Crossing Traffic Sightlines



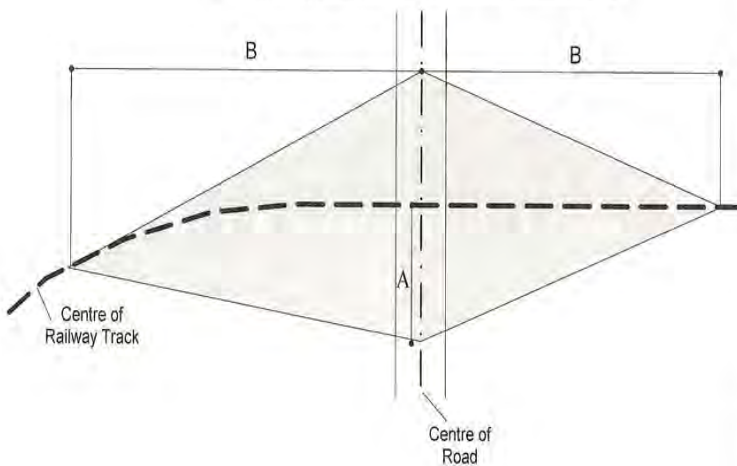
BOUNDARY SPLAYS- ROADS



BOUNDARY SPLAYS- PROPERTY ACCESS

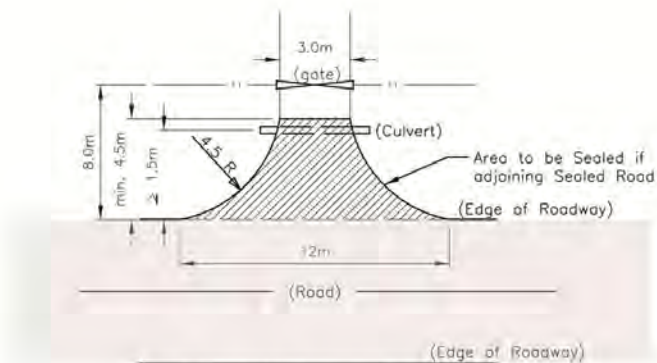
NOTE 1
Shaded Areas must be kept clear of Buildings, Signs, Trees, Crops, or other obstructions which may obscure Driver visibility

Railway Level Crossing Sight Line Restrictions

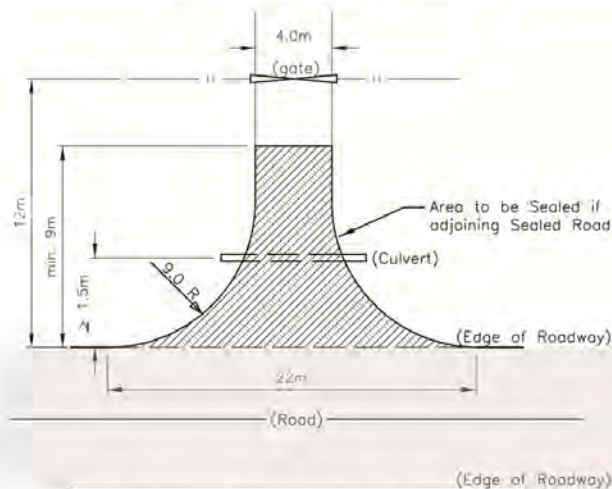


Vehicle Speed (kph)	Approach Distance (A)	Visibility Along Track (B)
10	17m	480m
20	32m	325m
30	51m	286m
40	74m	278m
50	100m	281m
60	131m	289m
70	165m	302m
80	203m	316m
90	244m	332m
100	290m	348m
110	339m	366m

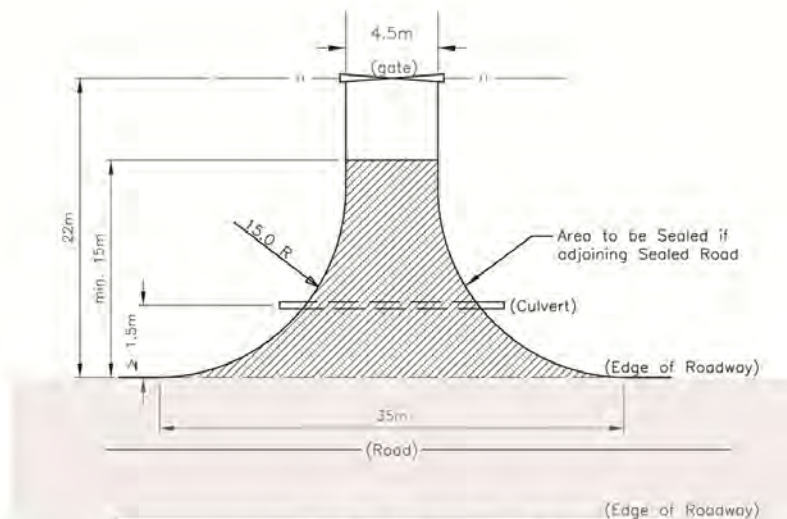
Appendix 4: Vehicle Entranceways - Rural



ENTRANCE (2.0Ha or less)



ENTRANCE (over 2.0Ha to 20Ha)



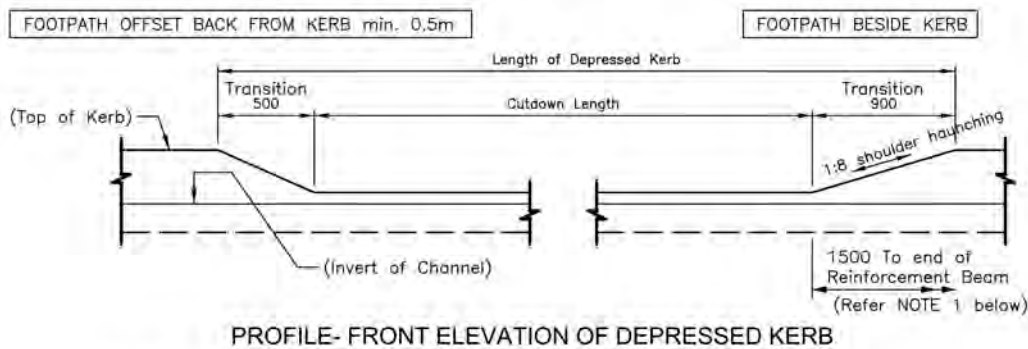
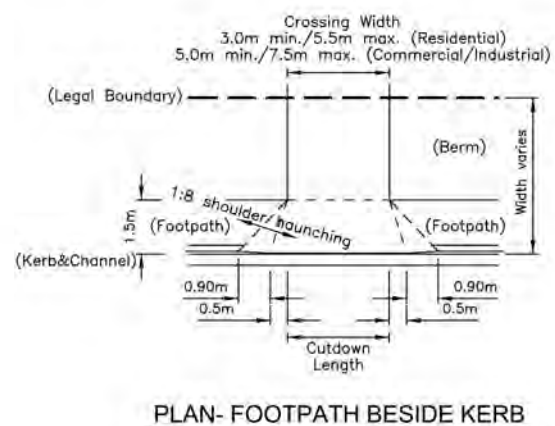
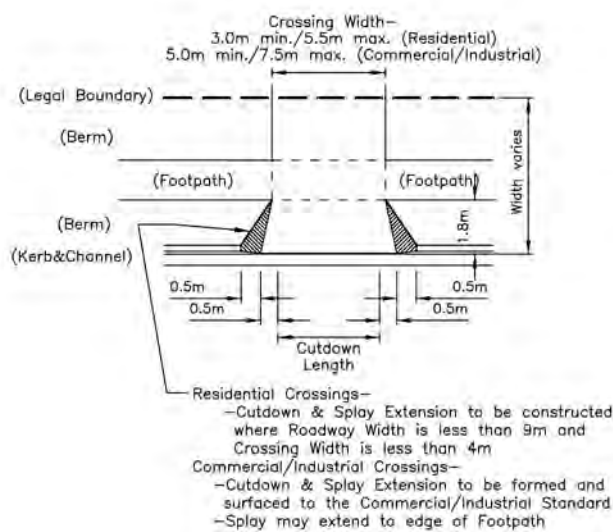
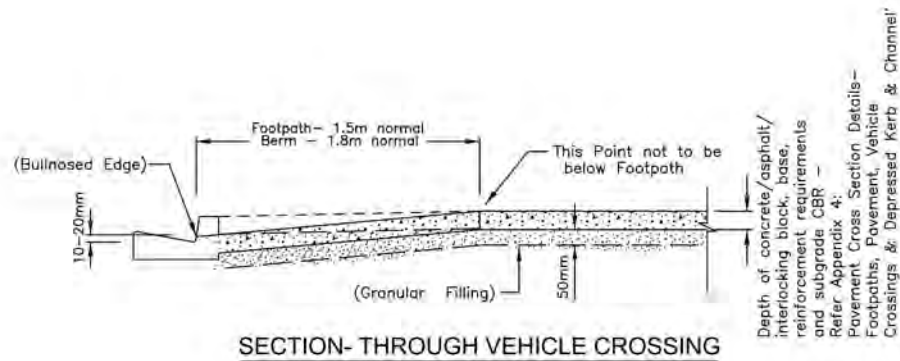
ENTRANCE (over 20Ha)



LONG SECTION OF PROPERTY ENTRANCE

Also refer Appendix 5 and OTOROHANGA DISTRICT COUNCIL Evaluation and approval of new rural entrance guidelines

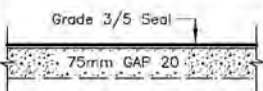
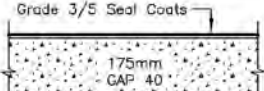
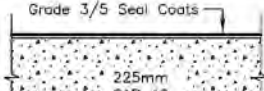
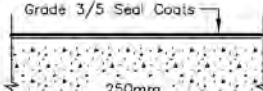
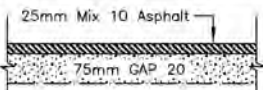
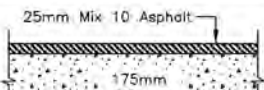
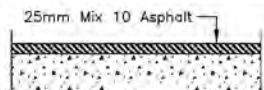
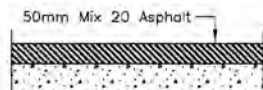



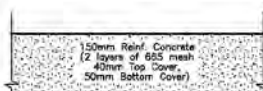
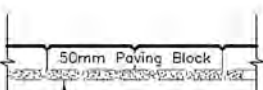
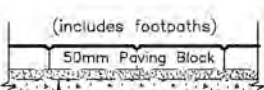

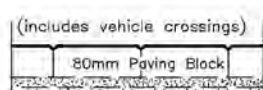
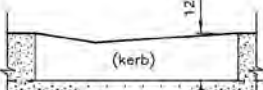
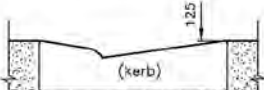


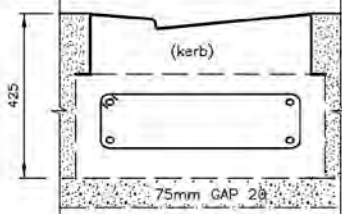
Appendix 4: Vehicle Entraceways - Urban



NOTES:

1. When commercial and industrial crossings are constructed, the reinforcement beam is to extend 1500 either side of cutdown.
2. Cutdown and splay extension to be constructed where the carriageway width is less than 9000 and the crossing width is less than 4000.
3. This area is to be formed and surfaced to the Commercial/Industrial standard for all Commercial/Industrial vehicle crossings. This may be extended to where footpath commences.
4. The footpath within the crossing area shall be surfaced with the same material as the footpath either side.

Appendix 4: Pavement Cross Section Details – Footpaths, Vehicle Crossings & Depressed Kerb and Channel

Pedestrian Footpath	Less than Six Property Units	Six or More Property Units	Industrial/ Commercial
CHIPSEAL SURFACING			
 <p>Pavement Depth = 75mm Subgrade CBR > 7</p>	 <p>Pavement Depth = 175mm CBR > 10</p>	 <p>Pavement Depth = 250mm CBR > 10</p>	 <p>Pavement Depth = 300mm CBR > 10</p>
ASPHALT SURFACING			
 <p>Pavement Depth = 100mm CBR > 7</p>	 <p>Pavement Depth = 200mm CBR > 10</p>	 <p>Pavement Depth = 250mm CBR > 10</p>	 <p>Pavement Depth = 300mm CBR > 10</p>
CONCRETE SURFACING			
 <p>Pavement Depth = 125mm CBR > 7</p>	 <p>Pavement Depth = 175mm CBR > 10</p> <p>NOTE: GAP Layer may be omitted if a Layer of 665 Mesh is used in Concrete</p>	 <p>Pavement Depth = 200mm CBR > 10</p> <p>NOTE: GAP Layer may be omitted if a Layer of 665 Mesh is used in Concrete</p>	 <p>Pavement Depth = 200mm CBR > 10</p>
INTERLOCKING PAVERS			
 <p>Pavement Depth = 75mm CBR > 7</p>	 <p>Pavement Depth = 165mm CBR > 10</p> <p>(includes footpaths)</p>	 <p>Pavement Depth = 200mm CBR > 10</p>	 <p>Pavement Depth = 225mm CBR > 10</p> <p>(includes vehicle crossings)</p>
DEPRESSED KERB & CHANNEL CROSSINGS			
 <p>Pavement Depth = 75mm CBR > 10</p>	 <p>Pavement Depth = 165mm CBR > 10</p>	 <p>Pavement Depth = 200mm CBR > 10</p>	 <p>Pavement Depth = 225mm CBR > 10</p>
KERB & CHANNEL CROSSINGS NOTES: <ol style="list-style-type: none"> Concrete – 28 Days in place minimum strength of 20 MPa Reinforcing – D12 bars with R6 stirrups @ 600 c/s. Side & Top Cover – 50mm minimum Bottom Cover – 75mm minimum Refer 'Appendix 4: Vehicle Entranceways—Urban Channel Crossing Details' for Machine Extruded Crossings 		 <p>MACHINE EXTRUDED CROSSINGS</p> <p>Refer Appendix 4: 'Vehicle Entranceways—Urban Channel Crossing Details' for Kerb Dimensions</p> <p>Pavement Depth = 75mm CBR > 10</p>	

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Appendix 4: Vehicle Entranceway Notes

1.0 GENERAL

- 1.1 ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND TO THE SATISFACTION OF THE ENGINEERING MANAGER.
Additional requirements to those shown in Appendix 4 may be necessary for a particular location and will be determined on site by the Engineering Manager.
- 1.2 The Contractor shall be responsible for traffic control while undertaking work within the road reserve. All signage to be in accordance with Transit New Zealand's COPTTM for vehicle counts over 500vpd; and COPTTM Local Road Supplement (LRS) for vehicle counts up to 500vpd.
- 1.3 The Contractor shall be responsible for the cost of repairs to any underground utility services damaged during construction. Any damage shall be rectified to the satisfaction of the Utility Owner.
- 1.4 A Residential Vehicle Entrance is considered adequate to accommodate a 5m long car turning into a property at a radius of 7.5m.
- 1.5 The centreline of the entrance formation meeting the carriageway shall not exceed angles over 30 degrees from the perpendicular to the road centreline.

2.0 LOCATION

- 2.1 Each entrance shall be located to provide clear sight distance in both directions in accordance with Appendix 5: Entranceway Sight Visibility and Separation Distances).

3.0 CULVERT

- 3.1 If an entrance crosses a public drain the Contractor shall notify Otorohanga District Council who will advise of the correct culvert diameter.
- 3.2 Where an entrance crosses a watertable or small drain (less than 2m wider by 1m deep), a 300mm diameter minimum Reinforced Concrete Rubber Ring Joint (R.C.R.R.J) class X pipe shall be installed.
- 3.3 Any unsuitable bedding material including vegetation, topsoil and peat shall be removed and replaced in accordance with pipe manufacturers specifications.
- 3.4 All culverts shall be laid straight at a constant grade, a minimum of 1.5m from the edge of carriageway. The socket end shall always be uphill.

4.0 SUB-BASE

- 4.1 A minimum CBR of 5% is required before placement of sub-base material. If this CBR cannot be achieved, Councils roading staff can advise how to proceed. This may involve an additional depth of pavement construction, or the installation of geosynthetics.
- 4.2 Pit sand, brown rock or similar material shall be placed, trimmed and compacted to provide 150mm depth of sub-base if required. The sub-base shall be placed from the edge of the carriageway to the gate or cattlestop.

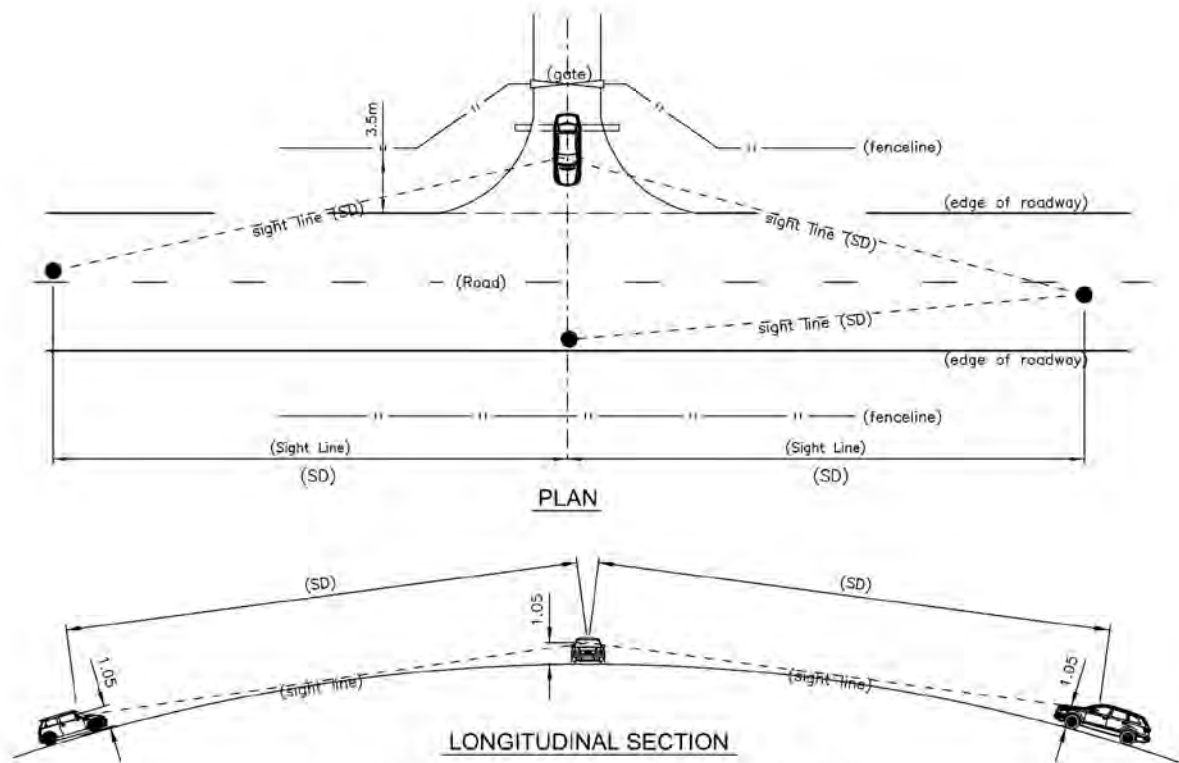
5.0 BASECOURSE

- 5.1 GAP40 basecourse material complying with TNZ: M4 & M3 notes, shall be placed, trimmed and compacted to the depth of basecourse as specified in 'Appendix 4: Pavement Cross Section Details – Footpaths, Pavement Vehicle Crossings & Depressed Kerb & Channel' – from the carriageway to the gate or cattlestop.
- 5.2 Basecourse material shall be trimmed to provide a crown in the centre of the entrance to ensure adequate surface drainage. The crossfall shall be between -3% to -5% from the crown.

6.0 SURFACING

- 6.1 Each entrance off a sealed road shall be surfaced with a two coat bitumen / chip seal as a minimum surfacing standard. The surfacing shall be constructed with 180/200 grade bitumen and Grade 3 and 5 chip. Area of seal is to comply with Appendix 4: Vehicle Entranceways – Rural, or for urban entrances Appendix 4: Vehicle Entranceways – Urban.
- 6.2 If the entrance is off a metal surface road. No additional surfacing over the basecourse material will be required. (sealing is not required).

Appendix 5: Entranceway Sight Visibility and Separation Distances



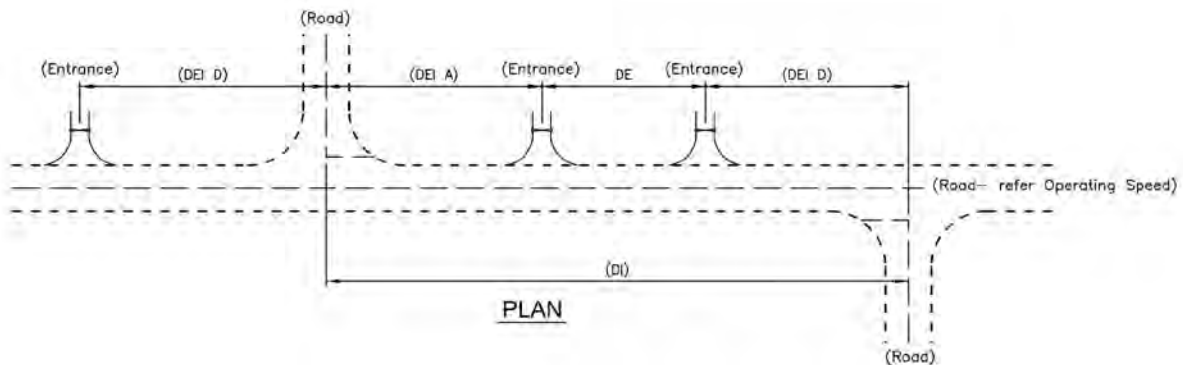
ENTRANCEWAYS SIGHT DISTANCE LENGTHS

ENTRANCEWAY DIMENSIONS

Operating Speed	Minimum Sight Distance in any direction (SD)	Distance between Entrances (DE)	Distance between Entrances & approach to an Intersection (DEI A)	Distance between Entrances & departing an Intersection (DEI D)	Distance between Intersections (DI)
50	44	15	20	30	150
60	63	20	50	50	200
70	86	40	100	100	400
80	115	100	120	120	800
90	140	150	160	150	800
100	170	200	200	200	800

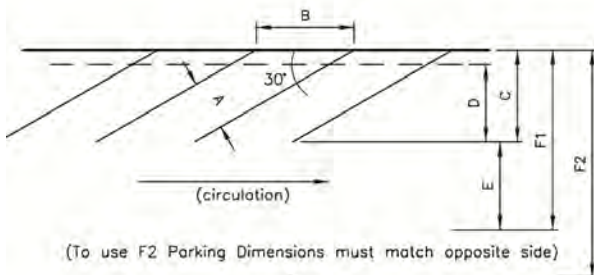
Also Refer to ODC Policy document 'Evaluation and Approval of New Vehicle Entrance Guidelines'

NOTE: Column 'Minimum Sight Distance in any direction (SD)' applies on Sealed Roads to vertical grades below 4%

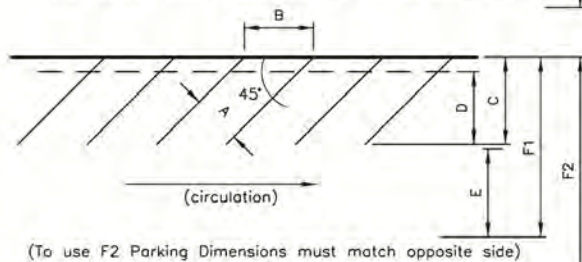


ENTRANCEWAYS AND INTERSECTION SEPARATION DISTANCES DIAGRAM

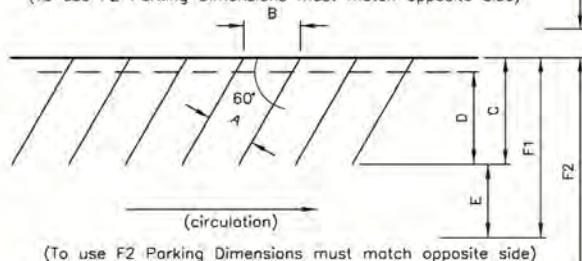
Appendix 6: Car Parking and Loading Requirements



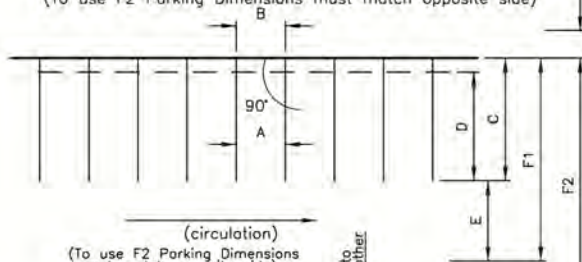
Stall Width A	DIMENSIONS			Manoeuvre Width E	Aisle Width	
	B	C	D		F1 (single row)	F2 (double row)
2.4	4.8					
2.5	5.0	4.3	3.7	3.0	7.3	11.6
2.6	5.2					
2.7	5.4					



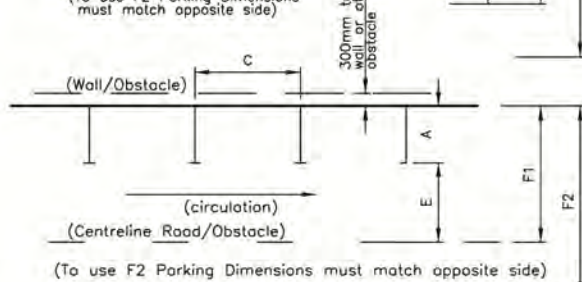
Stall Width A	DIMENSIONS			Manoeuvre Width E	Aisle Width	
	B	C	D		F1 (single row)	F2 (double row)
2.4	3.4			3.6	8.6	13.6
2.5	3.5	5.0	4.2	3.5	8.5	13.5
2.6	3.7			3.4	8.4	13.4
2.7	3.8			3.3	8.3	13.3



Stall Width A	DIMENSIONS			Manoeuvre Width E	Aisle Width	
	B	C	D		F1 (single row)	F2 (double row)
2.4	2.8			4.5	9.9	15.3
2.5	2.9	5.4	4.5	4.2	9.6	15.0
2.6	3.0			3.9	9.3	14.7
2.7	3.1			3.6	9.0	14.4



Stall Width A	DIMENSIONS			Manoeuvre Width E	Aisle Width	
	B	C	D		F1 (single row)	F2 (double row)
2.4	2.4			7.9	13.0	18.1
2.5	2.5	5.1	4.1	7.6	12.7	17.8
2.6	2.6			7.2	12.3	17.4
2.7	2.7			6.8	11.9	17.0



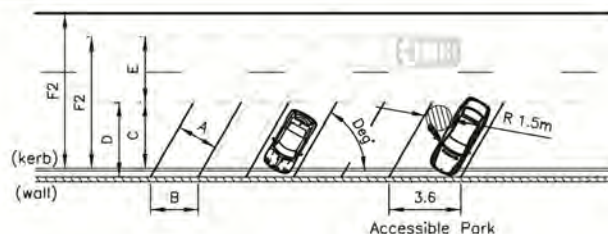
Stall Width A	DIMENSIONS			Manoeuvre Width E	Aisle Width	
	B	C	D		F1 (single row)	F2 (double row)
2.5		6.0		3.7	6.2	8.7

LEGEND

- A PARKING SPACE WIDTH
- B PARKING SPACE WIDTH ALONG THE KERB OR WALL LINE
- C DEPTH OF PARKING SPACE TO THE KERB
- D DEPTH OF PARKING SPACE TO A WALL, FOOTPATH OR OBSTACLE
- E WIDTH TO MANOEUVER IN AND OUT OF A PARKING SPACE
- F1 OVERALL WIDTH FOR PARKING ON ONE SIDE
- F2 OVERALL WIDTH FOR PARKING ON BOTH SIDES

NOTES:

- With the exception of 90° car parks, aisle width dimensions are for manoeuvring into and out of car parks with one-way aisles.
- For parking bays at 90° with two-way aisles, the aisle width should be the greater of 5.5 metres for circulation or the manoeuvring aisle widths stated in the above table.
- For parallel parking bays with two-way aisles, aisle widths should be at least 3 metres wider than for one-way aisles.
- Gradients of Car parks are not to exceed- Mobility- 1:40; Parallel to angle of Parking- 1:20; At 90° to angle of Parking- 1:16



Appendix 7: Category A – Recorded Archaeological Sites

This schedule of recorded archaeological sites has been sourced from the New Zealand Archaeological Association. Category A sites, have been identified and surveyed by the NZAA. The location and extent of these sites have been mapped with a reasonable degree of certainty. This is reflected in the rules which relate to the setback of proposed activities from Category A sites before a resource consent is required to be obtained. If you would like more information about a site or sites, please contact a planner at the Council office.

ODC Ref	Recorded Site Number	Description	Map
A001	R15-0080	Rockshelter	M1
A002	R15-0111	Pa	B7
A003	R15-0113	Pa	B7
A004	R15-0170	Pa	B7
A005	R15-0171	Pa	M1
A006	R15-0174	Pa	M4
A007	R15-0175	Pa	M4
A008	R15-0176	Pa	B8
A009	R15-0177	Pa	B8
A010	R15-0178	Pa	B8
A011	R15-0179	Pa	M4
A012	R15-0182	Pa	M1
A013	R15-0183	Pa	M4
A014	R15-0185	Pa	M1
A015	R15-0189	Pa/ Urupa	B9
A016	R15-0196	Middens	M4
A017	R15-0201	Pa	M4
A018	R15-0204	Pits/ Midden	M4
A019	R15-0209	Midden	M1
A020	R15-0210	Midden	M1
A021	R15-0211	Pit/ Terrace	M1
A022	R15-0212	Midden	M1
A023	R15-0213	Midden	M1
A024	R15-0214	Midden	M1
A025	R15-0215	Midden	M1
A026	R15-0216	Terrace/ Midden	M1
A027	R15-0217	Midden	M1
A028	R15-0218	Midden	M1
A029	R15-0219	Midden	M1
A030	R15-0220	Midden	M1
A031	R15-0221	Midden	M1
A032	R15-0222	Midden	M1
A033	R15-0223	Midden	M1
A034	R15-0224	Midden	M1

ODC Ref	Recorded Site Number	Description	Map
A035	R15-0225	Midden	M1
A036	R15-0226	Midden	M1
A037	R15-0227	Midden	M1
A038	R15-0228	Midden	M1
A039	R15-0229	Midden	M1
A040	R15-0230	Midden	M1
A041	R15-0231	Midden	M1
A042	R15-0232	Midden	M1
A043	R15-0233	Midden	M1
A044	R15-0234	Midden	M1
A045	R15-0235	Midden	M1
A046	R15-0236	Midden	M1
A047	R15-0237	Midden	M1
A048	R15-0238	Midden	M1
A049	R15-0239	Pit/ Mound	M1
A050	R15-0240	Midden	M1
A051	R15-0241	Midden	M1
A052	R15-0242	Midden	M1
A053	R15-0243	Midden	M1
A054	R15-0244	Midden	M1
A055	R15-0245	Midden	M1
A056	R15-0246	Midden	M4
A057	R15-0247	Midden	M4
A058	R15-0248	Midden	M4
A059	R15-0249	Midden	M4
A060	R15-0250	Midden	M4
A061	R15-0251	Midden	M4
A062	R15-0252	Midden	M4
A063	R15-0253	Midden	B9
A064	R15-0257	Tuahu	B9
A065	R15-0258	Pa	M5
A066	R15-0259	Platform/ Midden	M4
A067	R15-0260	Pa	M4
A068	R15-0263	Flour Mill	M5
A069	R15-0264	Pa	M4
A070	R15-0265	Pa	M5

ODC Ref	Recorded Site Number	Description	Map
A071	R15-0280	Midden	M1
A072	R15-0283	Terraces/ Midden	M1
A073	R15-0328	Midden/ Cave	M4
A074	R15-0329	Midden	M4
A075	R15-0330	Midden	M4
A076	R15-0331	Midden	M4
A077	R15-0332	Midden	M4
A078	R15-0333	Midden	M4
A079	R15-0334	Pa/ Midden	M4
A080	R15-0335	Ditch& Bank Fence	M4
A081	R15-0336	Pa	M4
A082	R15-0338	Midden/ Terraces/ Pits	M4
A083	R15-0339	Hilltop Habitation	M4
A084	R15-0341	Pits/ Terraces	M4
A085	R15-0342	Midden	M4
A086	R15-0345	Pa/ Midden	M4
A087	R15-0346	Midden/ Terraces/ Pits	M4
A088	R15-0347	Midden	M4
A089	R15-0348	Midden	M4
A090	R15-0352	Pa/ Midden/ Karaka	M4
A091	R15-0353	Midden	M4
A092	R15-0355	Platform/ Midden	M4
A093	R15-0356	Midden	M4
A094	R15-0357	Middens/ Ovens	M4
A095	R15-0358	Habitation	M4
A096	R15-0359	Midden	M4
A097	R15-0362	Midden	M4
A098	R15-0363	Midden	M4
A099	R15-0365	Midden	M4
A100	R15-0366	Midden	M4
A101	R15-0368	Midden	M4
A102	R15-0369	Pits	M4
A103	R15-0371	Midden	M4
A104	R15-0373	Middens/ Spring	M4

ODC Ref	Recorded Site Number	Description	Map
A105	R15-0374	Midden	M4
A106	R15-0375	Midden/ Pits	M4
A107	R15-0376	Midden	M4
A108	R15-0378	Midden	M4
A109	R15-0379	Midden	M4
A110	R15-0381	Midden	M4
A111	R15-0382	Midden	M4
A112	R15-0384	Midden	M4
A113	R15-0385	Midden	M4
A114	R15-0387	Midden	M4
A115	R15-0389	Midden	M4
A116	R15-0390	Midden	M4
A117	R15-0391	Pits/ Midden/ Oven	M4
A118	R15-0392	Midden	M4
A119	R15-0393	Midden	M4
A120	R15-0394	Middens	M4
A121	R15-0399	Midden	M4
A122	R15-0401	Midden	M4
A123	R15-0404	Middens	B8
A124	R15-0405	Middens	M4
A125	R15-0409	Occupation	M1
A126	R15-0410	Terraces	M1
A127	R15-0411	Midden	M4
A128	R15-0412	Midden	M4
A129	R15-0413	Terraces/ Midden	B7
A130	R15-0415	Settlement	B8
A131	R15-0417	Terraces	B4
A132	R15-0418	Terraces	M4
A133	R15-0419	Midden	M4
A134	R15-0420	Midden	M1
A135	R15-0421	Midden	B7
A136	R15-0425	Midden	M1
A137	R15-0426	Midden	M1
A138	R15-0427	Terrace/ Midden	M1
A139	R15-0432	Terraces/ Midden	B7
A140	R15-0433	Midden	M1
A141	R15-0434	Pa	M4
A142	R15-0437	Ditch and Bank Fence	M1
A143	R15-0439	Midden	M1

ODC Ref	Recorded Site Number	Description	Map
A144	R15-0442	Midden/ Ovenstones	M1
A145	R15-0443	Midden	M1
A146	R15-0444	Platform/ Midden	M1
A147	R15-0447	Terrace/ Platform	M4
A148	R15-0448	Platform	M4
A149	R15-0449	Pit	M4
A150	R15-0450	Pa/ Midden	M4
A151	R15-0451	Terraces	M4
A152	R15-0452	Drainage Ditches	M4
A153	R15-0453	Midden	M4
A154	R15-0456	Midden/ Terraces	M4
A155	R15-0457	Terraces	M4
A156	R15-0458	Occupation	B8
A157	R15-0459	Ditch and Bank Fence	M4
A158	R15-0461	Midden	M4
A159	R15-0462	Midden	M4
A160	R15-0463	Terraces/ Middens	M1
A161	R15-0465	Midden	M1
A162	R15-0467	Midden/ Tree	B8
A163	R15-0473	Terraces/ Midden	M4
A164	R15-0477	Midden	M4
A165	R15-0478	Midden	M4
A166	R15-0480	Midden	M4
A167	R15-0481	Midden	M4
A168	R15-0482	Midden	M4
A169	R15-0484	Midden	M4
A170	R15-0485	Midden	M1
A171	R15-0486	Midden	M4
A172	R15-0488	Midden	M4
A173	R15-0489	Midden/ Pa	M4
A174	R15-0491	Middens	M4
A175	R15-0520	Midden	M1
A176	R15-0525	Mill Dam	M4
A177	R15-0526	Ditch/ Bank Fence	M1
A178	R15-0527	Ditch/ Bank Fences	M1
A179	R15-0528	Ditch/ Bank Fence	M1

ODC Ref	Recorded Site Number	Description	Map
A180	R15-0529	Ditch/ Bank Fence	M1
A181	R15-0530	Ditch/ Bank Fence	M1
A182	R15-0534	Midden	M1
A183	R15-0535	Earthwork Fence	M1
A184	R15-0536	Midden	M1
A185	R15-0537	Terraces/ Midden	M1
A186	R15-0538	Pa	M1
A187	R15-0539	Garden Ridges	M1
A188	R15-0540	Borrow Pits	M1
A189	R15-0541	Ditch/ Bank Fence/ Borrow	M1
A190	R15-0542	Garden Ridges	M1
A191	R15-0543	Earthwork Fence	M1
A192	R15-0545	Ditch/ Bank Fence	M1
A193	R15-0552	Midden	B7
A194	R15-0554	Middens	M1
A195	R15-0555	Earthwork Fence	M1
A196	R15-0563	Midden	M1
A197	R15-0569	Ditch/ Bank Fence	M4
A198	R15-0571	Pa	M4
A199	R15-0573	Ditch/ Bank Fence	M4
A200	R15-0575	Midden	M1
A201	R15-0576	Earthwork Fence	M1
A202	R15-0577	Terraces/ Midden	M4
A203	R15-0578	Pa	M1
A204	R15-0579	Pa	M1
A205	R15-0580	Terraces	M1
A206	R15-0581	Pa	M1
A207	R15-0582	Platform/ Terrace	M5
A208	R15-0583	Earthwork Fence	M1
A209	R15-0584	Midden	M1
A210	R15-0585	Midden	M1
A211	R15-0586	Midden	M1
A212	R15-0587	Midden	M1
A213	R15-0588	Midden	M1

ODC Ref	Recorded Site Number	Description	Map
A214	R15-0589	Midden	M1
A215	R15-0590	Midden	M1
A216	R15-0591	Midden	M1
A217	R15-0592	Midden	M1
A218	R15-0593	Midden	M1
A219	R15-0594	Midden	M1
A220	R15-0595	Midden	M1
A222	R15-0597	Earthwork Fence	M1
A223	R15-0598	Earthwork Fence	M1
A224	R15-0601	Midden/ Pits	M1
A225	R15-0602	Midden	M1
A226	R15-0603	Pits/ Midden	M1
A227	R15-0604	Platform/ Midden	M1
A228	R15-0605	Pits/ Terraces/ Midden	M1
A229	R15-0606	Terraces/ Pit	M1
A230	R15-0607	Pa	M1
A231	R15-0608	Pits/ Midden	M1
A232	R15-0609	Pits/ Platform	M1
A233	R15-0610	Pit	M1
A234	R15-0613	Midden/ Terraces/ Pit	M1
A235	R15-0614	Pits	M1
A236	R15-0615	Midden/ Terraces	M1
A237	R15-0616	Pits	M1
A238	R15-0617	Pits	M1
A239	R15-0619	Pits	M1
A240	R15-0620	Pits	M1
A241	R15-0626	Pits	M1
A242	R15-0627	Midden	M1
A243	R15-0628	Midden	M1
A244	R15-0629	Midden	M1
A245	R15-0631	Pits	M1
A246	R15-0632	Pits	M1
A247	R15-0633	Midden	M1
A248	R15-0634	Middens	M1
A249	R15-0635	Midden	M1
A250	R15-0636	Pits	M1

ODC Ref	Recorded Site Number	Description	Map
A251	R15-0637	Midden	M1
A252	R15-0638	Midden	M1
A253	R15-0639	Midden	M1
A254	R15-0640	Terrace/ Midden	M1
A255	R15-0641	Pits/ Midden	M1
A256	R15-0642	Pits	M1
A257	R15-0643	Pits/ Pa	M1
A258	R15-0644	Midden	M1
A259	R15-0645	Pit/ Midden	M1
A260	R15-0646	Midden	M1
A261	R15-0647	Hydropower Station	M5
A262	R15-0649	Pits	M1
A263	R15-0650	Middens	M1
A264	R15-0651	Pits	M1
A265	R15-0652	Pit	M1
A266	R15-0653	Middens	M1
A267	R15-0654	Pits	M1
A268	R15-0655	Middens	M1
A269	R15-0656	Midden	M1
A270	R15-0657	Midden	M1
A271	R15-0658	Midden/ Ovens	M1
A272	R15-0659	Terraces/ Midden	M1
A273	R15-0662	Ruas/ Middens	M1
A274	R15-0663	Midden	M1
A275	R15-0664	Midden	M1
A276	R15-0665	Midden	M1
A277	R15-0666	Pa	M1
A278	R15-0667	Pits	M1
A279	R15-0668	Middens	M1
A280	R15-0669	Midden	M1
A281	R15-0670	Midden	M1
A282	R15-0671	Pit/ Midden	M1
A283	R15-0672	Ruas	M1
A284	R15-0674	Middens	M1
A285	R15-0675	Midden	M1
A286	R15-0676	Earthwork Fence	M1
A287	R15-0677	Midden	M1
A288	R15-0678	Midden	M1

ODC Ref	Recorded Site Number	Description	Map
A289	R15-0679	Earthwork Fence	M1
A290	R15-0680	Midden	M1
A291	R15-0681	Pits	M1
A292	R15-0682	Midden	M1
A293	R15-0683	Midden	M1
A294	R15-0684	Midden	M1
A295	R15-0685	Earthwork Fence	M1
A296	R15-0686	Occupation Layer	M1
A297	R15-0687	Pits	M1
A298	R15-0688	Road	M1
A299	R15-0689	Midden	M1
A300	R15-0690	Midden	M1
A301	R15-0692	Middens/ Shelter	M1
A302	R15-0693	Midden	M1
A303	R15-0694	Midden	M1
A304	R15-0695	Pits/ Midden	M1
A305	R15-0696	Midden	M1
A306	R15-0700	Watermill/ Race	M1
A307	R15-0703	Midden	M1
A308	R15-0704	Midden	M1
A309	R15-0705	Middens	M1
A310	R15-0707	Terraces/ Pits/ Midden	M1
A311	R15-0715	Pits/ Midden	M1
A312	R15-0716	Rockshelter	M1
A313	R15-0721	Cultivation	M1
A314	R15-0728	Middens/ Shelter	M1
A315	R15-0738	Middens/ Ovens/ Garden	M1
A316	R15-0740	Midden	M1
A317	R15-0741	Pits	M1
A318	R15-0742	Pit	M1
A319	R15-0743	Pits/ Midden	M1
A320	R15-0744	Pit	M1
A321	R15-0745	Garden Area	M1
A322	R15-0746	Occupation Layer	M4
A323	R15-0747	Pa	M4

ODC Ref	Recorded Site Number	Description	Map
A324	R15-0748	Pa	M4
A325	R15-0751	Midden/ Pit	M4
A326	R15-0752	Pits/ Midden	M1
A327	R15-0753	Midden	M4
A328	R15-0754	Midden/ Pit	M1
A329	R15-0756	Midden	M4
A330	R15-0764	Midden	B7
A331	R15-0767	Midden	M4
A332	R15-0768	Middens	B7
A333	R15-0771	Ditch/ Bank Fence	B7
A334	R15-0776	Midden	B8
A335	R15-0779	Pit	M4
A336	R15-0780	Terrace/ Midden/ Pits	M4
A337	R15-0781	Midden/ Pit	M4
A338	R15-0783	Pa	M4
A339	R15-0784	Ditch/ Bank Fence	M4
A340	R15-0789	Middens/ Platform	M4
A341	R15-0790	Pa	M4
A342	R15-0793	Cultivation	M1
A343	S15-0261	Pa	M7
A344	S16-0022	Pa	M11
A345	R15-0422	Midden	B7

Appendix 8: Category B - Recorded Archaeological Sites

This schedule of recorded archaeological sites has been sourced from the New Zealand Archaeological Association. The Category B sites have been surveyed but to a lesser accuracy than that of Category A sites. While the general location of these sites has been mapped, there is no guarantee as to the accuracy of any given site. This is reflected in the rules which relate to the setback of proposed activities from Category B sites before resource consent is required to be obtained. If you would like more information about a site or sites, please contact a planner at the Council office.

ODC Ref	Recorded Site Number	Description	Map
B001	R15-0079	Pits/ Midden	M1
B002	R15-0081	Terraces/ Midden	M1
B003	R15-0112	Cave Rua	B7
B004	R15-0172	Pa	M1
B005	R15-0173	Midden	M1
B006	R15-0180	Pits/ Midden	M4
B007	R15-0181	Pits/ Terraces	M4
B008	R15-0184	Pits/ Pa	M2
B009	R15-0186	Pa	M1
B010	R15-0190	Middens	B9
B011	R15-0197	Pa	M4
B012	R15-0254	Midden/ Pit	M1
B013	R15-0266	Pa	M4
B014	R15-0267	Pa	M4
B015	R15-0275	Midden	M5
B016	R15-0276	Midden	M5
B017	R15-0277	Midden	M1
B018	R15-0281	Midden	M1
B019	R15-0282	Terraces/ Midden	M1
B020	R15-0286	Pa	M4
B021	R15-0287	Pa/ Burial Cave	M4
B022	R15-0354	Platform/ Midden	M4
B023	R15-0370	Pits	M4
B024	R15-0380	Ditch and Bank	M4
B025	R15-0397	Pits/ Terrace	M4
B026	R15-0398	Midden	M4
B027	R15-0406	Midden	M4
B028	R15-0407	Midden	M4

ODC Ref	Recorded Site Number	Description	Map
B029	R15-0408	Midden/ Ovens	M1
B030	R15-0416	Midden	M4
B031	R15-0423	Midden	B7
B032	R15-0428	Midden	M1
B033	R15-0429	Midden	M1
B034	R15-0430	Midden	M1
B035	R15-0431	Terraces	B7
B036	R15-0435	Pa	M1
B038	R15-0438	Pa	M4
B039	R15-0445	Terraces	M1
B040	R15-0446	Pa	B8
B041	R15-0454	Midden	M1
B042	R15-0455	Midden	M4
B043	R15-0460	Midden	M4
B044	R15-0464	Midden/ Gardens	M1
B045	R15-0466	Midden/ Pa	M1
B046	R15-0469	Midden	M4
B047	R15-0470	Pits	M4
B048	R15-0471	Pa/ Midden	M4
B049	R15-0472	Midden/ Pits	M4
B050	R15-0474	Midden	M4
B051	R15-0475	Midden/ Dendroglyphs	M4
B052	R15-0476	Midden	M4
B053	R15-0479	Midden	M4
B054	R15-0487	Midden	M4
B055	R15-0498	Camp/ Blockhouse	B8
B056	R15-0506	Midden	M1
B057	R15-0531	Ploughing	M1
B058	R15-0532	Ditch/ Bank Fence	M1

ODC Ref	Recorded Site Number	Description	Map
B059	R15-0533	Ditch/ Bank Fence	M1
B060	R15-0544	Pa	B8
B061	R15-0570	Earthwork Fence	B7
B062	R15-0572	Terrace/ Pit	M5
B063	R15-0574	Shipyards	M4
B064	R15-0600	Pits	M1
B065	R15-0611	Pa	M1
B066	R15-0612	Midden	M1
B067	R15-0618	Pit	M1
B068	R15-0621	Pits	M1
B069	R15-0622	Midden	M1
B070	R15-0623	Midden	M1
B071	R15-0624	Pits/ Terrace	M1
B072	R15-0630	Pits	M1
B073	R15-0648	Terraces/ Midden	M1
B074	R15-0660	Rockshelter -Midden	M1
B075	R15-0697	Midden	M1
B076	R15-0698	Midden	M1
B077	R15-0699	Midden	M1
B078	R15-0709	Terraces/ Midden	M1
B079	R15-0714	Wagon Road	M1
B080	R15-0717	Terraces/ Pits	M1
B081	R15-0718	Pits	M1
B082	R15-0719	Pits/ Terraces	M1
B083	R15-0720	Midden	M1
B084	R15-0726	Horse Track	M1
B085	R15-0727	Midden/ Shelter	M1
B086	R15-0729	Ditch/ Bank Fence	M1
B087	R15-0730	Midden	M1
B088	R15-0731	Ruas/ Midden	M1
B089	R15-0733	Settlement	M1
B090	R15-0734	Midden	M1
B091	R15-0749	Midden	M4
B092	R15-0750	Pit/ Terrace	M4
B093	R15-0760	Midden/ Pit	M1

ODC Ref	Recorded Site Number	Description	Map
B094	R15-0761	Rockshelter	M1
B095	R15-0769	Ditch/ Bank Fence	B7
B096	R15-0772	Pits	B7
B097	R15-0774	Ditch/ Bank Fence	M1
B098	R15-0782	Midden/ Habitation	M4
B099	R15-0785	Pits	M4
B100	R15-0791	Earthwork Fence	B7
B101	R16-0024	Pa	M4
B102	R16-0042	Pa	M8
B103	R16-0050	Rock Art/ Burial	M8
B104	R16-0175	Pa	M4
B105	R16-0217	Flour Mill	M8
B106	R16-0220	Pa	M4
B107	R16-0221	Pa	M4
B108	R16-0222	Flour Mill/ House	M4
B109	R16-0224	House Site	M4
B110	R16-0467	Village	M8
B111	R16-0471	Kainga	M8
B112	R16-0497	Midden	M4
B113	R16-0500	Midden	M4
B114	R16-0501	Midden	M4
B115	R16-0530	Musket Cache	M8
B116	R16-0538	Pa	M9
B117	R16-0554	Garden Ridges	M8
B118	R16-0559	Midden	M4
B119	S15-0102	Village	M5
B120	S15-0105	Pits/ Terraces	M6
B121	S15-0132	River Crossing	M6
B122	S15-0135	Oven	M6
B123	S15-0157	Pa	M7
B124	S15-0162	Pa	M7
B125	S15-0164	Pits	M7
B126	S15-0165	Pits	M6
B127	S15-0166	Pa	M6
B128	S15-0168	Pits	M3
B129	S15-0169	Pa	M3
B130	S15-0177	Pa	M6
B131	S15-0187	Pa	M6

ODC Ref	Recorded Site Number	Description	Map
B132	S15-0188	Urupa	M6
B133	S15-0194	Pa	M7
B134	S15-0197	Pits/ Pa	M5
B135	S15-0198	Pits	M6
B136	S15-0199	Swamp Pa	M6
B137	S15-0200	Swamp Pa	M6
B138	S15-0201	Swamp Pa	M6
B139	S15-0202	Swamp Pa	M6
B140	S15-0204	Hilltop Pa	M6
B141	S15-0205	Pits	M6
B142	S15-0206	Pits	M7
B143	S15-0212	Pa	M5
B144	S15-0213	Pa	M6
B145	S15-0214	Pits	M6
B146	S15-0215	Pits	M6
B147	S15-0216	Pits	M6
B148	S15-0217	Pa	M7
B149	S15-0218	Pa	M7
B150	S15-0219	Pits/ Terraces	M7
B151	S15-0220	Pits	M7
B152	S15-0221	Pits	M7
B153	S15-0222	Pits	M7
B154	S15-0223	Pits	M7
B155	S15-0224	Pa	M7
B156	S15-0240	Pa	M6
B157	S15-0249	Pits	M6
B158	S15-0250	Pits	M7
B159	S15-0251	Pits	M7
B160	S15-0252	Pits	M7
B161	S15-0253	Pa	M7
B162	S15-0276	Pa	M6
B163	S15-0280	Findspot	M6
B164	S15-0295	Flour Mill	M6
B165	S15-0299	Mission Station	M6
B166	S15-0312	Eel Weir	M6
B167	S15-0313	Eel Weir	M6
B168	S15-0314	Eel Weir	M6
B169	S15-0317	Village	M3
B170	S15-0319	Pa	M7
B171	S15-0330	Pa	M3
B172	S15-0374	Hangi	M5

ODC Ref	Recorded Site Number	Description	Map
B173	S16-0002	Pa	M11
B174	S16-0003	Ovens	M11
B175	S16-0005	Pa	M7
B176	S16-0006	Pa	M11
B177	S16-0007	Terraces/ Pits	M11
B178	S16-0008	Pit	M11
B179	S16-0009	Hangi	M11
B180	S16-0010	Hangi	M11
B181	S16-0011	Pa	M11
B182	S16-0012	Track	M10
B183	S16-0013	Burial Cave	M10
B185	S16-0015	Track	M6
B186	S16-0018	Pa	M10
B187	S16-0019	Pa	M11
B188	S16-0020	Pa	M11
B189	S16-0021	Pa	M11
B190	S16-0023	Pa	M10
B191	S16-0024	Pa	M10
B192	S16-0025	Pa	M10
B193	S16-0026	Pit	M6
B194	S16-0027	Pa	M11
B195	S16-0028	Pa	M11
B196	S16-0029	Pa	M11
B197	S16-0030	Pa	M7
B198	S16-0031	Pa	M11
B199	S16-0032	Pa	M11
B200	S16-0033	Pa	M7
B201	S16-0034	Pa	M7
B202	S16-0035	Pa	M6
B203	S16-0036	Pa	M6
B204	S16-0040	Pa	M7
B205	S16-0041	Pa	M7
B206	S16-0042	Pa	M5
B207	S16-0043	Pa	M6
B208	S16-0044	Pits	M6
B209	S16-0045	Pa	M7
B210	S16-0046	Pits	M7
B211	S16-0047	Pits	M7
B212	S16-0048	Pits	M7
B213	S16-0049	Pits	M7
B214	S16-0050	Pits/ Terraces	M7

ODC Ref	Recorded Site Number	Description	Map
B215	S16-0051	Terraces/ Pits	M7
B216	S16-0052	Pits	M7
B217	S16-0053	Pa	M7
B218	S16-0054	Pa	M6
B219	S16-0055	Pa	M6
B220	S16-0056	Pa	M6
B221	S16-0057	Pa	M6
B222	S16-0058	Pits	M6
B223	S16-0059	Pits	M6
B224	S16-0060	Pits	M6
B225	S16-0061	Pits	M6
B226	S16-0062	Pa	M6
B227	S16-0063	Pa	M6
B228	S16-0064	Pa	M6
B229	S16-0065	Pits	M7
B230	S16-0066	Pits	M7
B231	S16-0067	Pits	M7
B232	S16-0068	Pa	M7
B233	S16-0069	Pa	M7
B234	S16-0070	Pits/ Terraces	M7
B235	S16-0071	Pa	M10
B236	S16-0072	Pa	M10
B237	S16-0073	Pa	M11
B238	S16-0074	Pa	M11
B239	S16-0075	Pits	M11
B240	S16-0076	Pits	M11
B241	S16-0077	Pits	M11
B242	S16-0078	Pa	M11
B243	S16-0079	Pits/ Terraces	M11
B244	S16-0080	Pa	M10
B245	S16-0081	Pa	M10
B246	S16-0082	Pa	B1
B247	S16-0083	Pa	M10
B248	S16-0084	Pa	M10
B249	S16-0085	Pa?	M11
B250	S16-0086	Pa	M11
B251	S16-0087	Pa	M10
B252	S16-0088	Pa	M10
B253	S16-0089	Pa	M11
B254	S16-0090	Pits	M11
B255	S16-0091	Pa/ Burial	M10

ODC Ref	Recorded Site Number	Description	Map
B257	S16-0093	Pa	M11
B258	S16-0094	Pa	M11
B259	S16-0095	Pa	M11
B260	S16-0096	Pa	M11
B261	S16-0097	Pa	M11
B262	S16-0098	Pa	M11
B263	S16-0099	Pa	M10
B264	S16-0100	Pa	M10
B265	S16-0101	Pa	M11
B266	S16-0103	Findspot	B6
B267	S16-0104	Findspot	M6
B268	S16-0105	Pa	M7
B269	S16-0106	Pa	M11
B270	S16-0107	Urupa/ Pa	M7
B271	S16-0108	Pits/ Terrace	M10
B272	S16-0109	Pa	M10
B273	S16-0110	Pa	M10
B274	S16-0111	Pits/ Terrace	M11
B275	S16-0112	Pa	M11
B276	S16-0113	Platform/ Pits	M11
B277	S16-0114	Pa	M11
B278	S16-0115	Pits/ Terraces	M6
B279	S16-0116	Pits/ Platform	M6
B280	S16-0117	Pits/ Terraces	M7
B281	S16-0118	Terraces	M7
B282	S16-0119	Pits/ Terraces	M7
B283	S16-0120	Pits/ Terraces	M7
B284	S16-0121	Pits/ Terraces	M7
B285	S16-0122	Pits/ Terraces	M7
B286	S16-0123	Pits/ Terraces	M7
B287	S16-0124	Pits	M7
B288	S16-0125	Peak Pa	M7
B289	S16-0126	Pits/ Terraces	M7
B290	S16-0127	Pit	M7
B291	S16-0128	Terraced Hill	M7
B292	S16-0129	Pa	M7

ODC Ref	Recorded Site Number	Description	Map
B293	S16-0130	Terraces	M7
B294	S16-0131	Pits	M7
B295	S16-0132	Terraces	M7
B296	S16-0133	Pa	M7
B297	S16-0134	Pits	M7
B298	S16-0135	Pit	M7
B299	S16-0136	Pa	M7
B300	S16-0137	Pits/ Terrace	M7
B301	S16-0138	Pits	M7
B302	S16-0139	Terraces	M7
B303	S16-0140	Pits	M7
B304	S16-0141	Pits	M7
B305	S16-0149	Pits/ Terraces	M7
B306	S16-0150	Pit	M11
B307	S16-0151	Pits	M11
B308	S16-0152	Pits	M11
B309	S16-0153	Pit/ Terrace	M11
B310	S16-0154	Terraces	M11
B311	S16-0155	Findspot	M11
B312	S16-0156	Pits/ Terraces	M11
B313	S16-0157	Pit/ Terrace	M11
B314	S16-0158	Pits/ Terraces	M7
B315	S16-0159	Pits/ Terrace	M11
B316	S16-0160	Terraces	M11
B317	S16-0161	Pits/ Terraces	M11
B318	S16-0162	Terraces	M11
B319	S16-0163	Terraces	M7
B320	S16-0164	Pits/ Terraces	M11
B321	S16-0165	Terraces	M11
B322	S16-0166	Pits/ Terraces	M11
B323	S16-0167	Pits/ Terraces	M11
B324	S16-0168	Terraces	M11
B325	S16-0169	Terraces	M11
B326	S16-0170	Terraces	M11
B327	S16-0171	Pits/ Terraces	M11
B328	S16-0172	Pits/ Terraces	M11

ODC Ref	Recorded Site Number	Description	Map
B329	S16-0173	Pits/ Terraces	M11
B330	S16-0174	Terraces	M11
B331	S16-0175	Terraces	M11
B332	S16-0176	Terraces	M11
B333	S16-0177	Terraces	M11
B334	S16-0179	Terraces	M7
B335	S16-0180	Terraces	M7
B336	S16-0181	Pits/ Terraces	M11
B337	S16-0182	Pits/ Terraces	M11
B338	S16-0183	Pits/ Terraces	M11
B339	S16-0184	Pa	M11
B340	S16-0185	Terraces	M7
B341	S16-0186	Ditch	M11
B342	S16-0188	Pa	M11
B343	S16-0189	Pa	M11
B344	S16-0193	Eel Trap	M11
B345	S16-0195	Burial	M14
B346	S16-0196	Pa	M14
B347	S16-0218	Canoe	M14
B348	S16-0232	Pits	M10
B349	S16-0233	Pa	M14
B350	S16-0234	Pa	M14
B351	S16-0235	Pa	M11
B352	S16-0236	Pa	M11
B353	S16-0241	Pa	M13
B354	S16-0246	Pa	M13
B355	S16-0255	Pits/ Terraces	M14
B356	S16-0256	Findspot	M14
B357	S16-0257	Pits/ Terraces	M11
B358	S16-0258	Pits/ Terraces	M14
B359	S16-0259	Rua	M14
B360	S16-0260	Pa	M11
B361	S16-0261	Pa	M11
B362	S16-0262	Terraces	M11
B363	S16-0263	Pa	M14
B364	S16-0264	Pa	M7
B365	S16-0265	Pa	M11
B366	S16-0266	Pa	M7
B367	S16-0267	Pa	M7

ODC Ref	Recorded Site Number	Description	Map
B368	S16-0268	Pa	M11
B369	S16-0269	Pa	M11
B370	S16-0270	Flour Mill	B4
B371	S16-0272	Terraces	M11
B372	S16-0273	Rua Pit	M11
B373	S16-0274	Pit	M11
B374	S16-0275	Pit	M11
B375	S16-0276	Pits/ Pa	M11
B376	S16-0277	Kainga	M11
B377	S16-0278	Eel Trap	M11
B378	S16-0279	Urupa	M11
B379	S16-0293	Pa	M11
B380	S16-0294	Findspot	M11
B381	S16-0295	Findspot	M6
B382	S16-0296	Pa	M10
B383	S16-0297	Pa	B1
B384	S16-0298	Pa	M10
B385	S16-0299	Pa	M14
B386	S16-0300	Pa	M11
B387	S16-0302	Pa	M10
B388	S16-0303	Pa	M10
B389	S16-0304	Pa	B5
B391	S16-0308	Battle Site	B4
B392	S16-0309	Trench (Pa)	M14
B393	S16-0310	Pa	M10
B394	S16-0312	Pa	M14
B395	S16-0313	Pa	M10
B396	S16-0314	Pa	M10
B397	S16-0320	Pa	M10
B398	S16-0321	Pa	B2
B399	S16-0322	Pa	M10
B400	S16-0323	Pa	M11
B401	S16-0324	Pa	M11
B402	S16-0325	Pa	M11
B403	S16-0326	Pa	M10
B404	S16-0327	Pa	M11
B405	S16-0328	Landmark	M11
B406	S16-0329	Pa	M14
B407	S16-0330	Pa	M11
B408	S16-0331	Pa	M14
B409	S16-0333	Pa	M14
B410	S16-0336	Pa	M10

ODC Ref	Recorded Site Number	Description	Map
B411	S16-0346	Pa	M11
B412	S16-0347	Pa	M11
B413	S16-0348	Pa	M10
B414	S16-0349	Pa	M6
B416	S16-0354	Burial/ Rua	M11
B417	S16-0355	Waka	M10
B418	S16-0356	Pits	M6
B419	S16-0357	Kumete Findspot	M11
B420	S16-0359	Pits	M10
B421	T16-0002	Traditional Site	M12
B422	T16-0003	Pa	M12
B423	T16-0005	Pa	M12
B424	T16-0006	Cave Ruas	M12
B425	T16-0007	Pa	M12
B426	T16-0015	Pa	M12
B427	T16-0017	Pa	M12
B428	T16-0019	Pa	M12
B429	T16-0020	Pa	M12
B430	T16-0022	Pa	M12
B431	T16-0023	Pa	M12
B432	T16-0063	Pa	M15

Appendix 8A: Sites of Significance

This schedule of recorded cultural sites has been sourced from Iwi Authorities. It recognises the specialist information retained by Iwi and Hapu in regards to their sites of significance. Sites listed in this Appendix are associated with an Iwi Management Plan and the process used to record and collate the information pertaining to these sites have been independently audited and lodged with Council. An area is defined for each site but no precise details are provided as to the location and extent of sites. This is in order to provide a level of sensitivity to these sites.

As part of producing Te Tahuanui: Ngati Hikairo Heritage Management Plan 2010, Te Runanganui o Ngati Hikairo have identified and lodged with Council sites of significance to be included into and recognised by the Otorohanga District Plan.

The sites identified in this appendix are represented on the planning maps through the setting of a 100m buffer around each site. These have been determined using set GPS coordinates and collated into a GIS layer to enable their inclusion on the Planning Maps. The location and extent of these sites as shown on the Planning Maps cannot be altered and new sites cannot be added into Appendix 8A and the Planning Maps unless there is a formal plan change process followed under the First Schedule of the Resource Management Act 1991 and this process has proceeded to a point where it is beyond legal challenge.

This Appendix is relevant for use in terms of determining compliance with permitted activity standards in the land use and subdivision chapters of the District Plan. This appendix does not identify all sites of significance to iwi / hapu within the Otorohanga District. Engagement in consultation with other iwi through the resource consent process may determine the presence of other sites of significance that have not been identified. These sites will not trigger the need for resource consent, but will be considered by Council in processing any resource consent application for a discretionary or non-complying activity. Iwi will be expected to provide sufficient information to enable the significance of the site to be confirmed through independent audit by a person approved by Council and the relevant iwi authority.

ODC Ref	Iwi Authority	MAP
NH01	Te Runanganui o Ngati Hikairo	M4
NH02	Te Runanganui o Ngati Hikairo	M4
NH03	Te Runanganui o Ngati Hikairo	M4
NH04	Te Runanganui o Ngati Hikairo	M4
NH05	Te Runanganui o Ngati Hikairo	M4
NH06	Te Runanganui o Ngati Hikairo	M2
NH07	Te Runanganui o Ngati Hikairo	M4
NH08	Te Runanganui o Ngati Hikairo	M1
NH09	Te Runanganui o Ngati Hikairo	M4
NH10	Te Runanganui o Ngati Hikairo	M4
NH11	Te Runanganui o Ngati Hikairo	M4
NH12	Te Runanganui o Ngati Hikairo	M1
NH13	Te Runanganui o Ngati Hikairo	M4
NH14	Te Runanganui o Ngati Hikairo	M1
NH15	Te Runanganui o Ngati Hikairo	M4
NH16	Te Runanganui o Ngati Hikairo	M4
NH17	Te Runanganui o Ngati Hikairo	M4
NH18	Te Runanganui o Ngati Hikairo	M4
NH19	Te Runanganui o Ngati Hikairo	M2
NH20	Te Runanganui o Ngati Hikairo	M2

ODC Ref	Iwi Authority	MAP
NH21	Te Runanganui o Ngati Hikairo	M4
NH22	Te Runanganui o Ngati Hikairo	M2
NH23	Te Runanganui o Ngati Hikairo	M1
NH24	Te Runanganui o Ngati Hikairo	M4
NH25	Te Runanganui o Ngati Hikairo	M4
NH26	Te Runanganui o Ngati Hikairo	M4
NH27	Te Runanganui o Ngati Hikairo	M4
NH28	Te Runanganui o Ngati Hikairo	M1
NH29	Te Runanganui o Ngati Hikairo	M4
NH30	Te Runanganui o Ngati Hikairo	M1
NH31	Te Runanganui o Ngati Hikairo	M1
NH32	Te Runanganui o Ngati Hikairo	M2
NH33	Te Runanganui o Ngati Hikairo	M4
NH34	Te Runanganui o Ngati Hikairo	M4
NH35	Te Runanganui o Ngati Hikairo	M4
NH36	Te Runanganui o Ngati Hikairo	M4
NH37	Te Runanganui o Ngati Hikairo	M1
NH38	Te Runanganui o Ngati Hikairo	M4
NH39	Te Runanganui o Ngati Hikairo	M4
NH40	Te Runanganui o Ngati Hikairo	M4

ODC Ref	Iwi Authority	MAP
NH41	Te Runanganui o Ngati Hikairo	M1
NH42	Te Runanganui o Ngati Hikairo	M4
NH43	Te Runanganui o Ngati Hikairo	M4
NH44	Te Runanganui o Ngati Hikairo	M4
NH45	Te Runanganui o Ngati Hikairo	M4
NH46	Te Runanganui o Ngati Hikairo	M4
NH47	Te Runanganui o Ngati Hikairo	M1
NH48	Te Runanganui o Ngati Hikairo	M1
NH49	Te Runanganui o Ngati Hikairo	M1
NH50	Te Runanganui o Ngati Hikairo	M4
NH51	Te Runanganui o Ngati Hikairo	M4
NH52	Te Runanganui o Ngati Hikairo	M4
NH53	Te Runanganui o Ngati Hikairo	M4
NH54	Te Runanganui o Ngati Hikairo	M4
NH55	Te Runanganui o Ngati Hikairo	M4
NH56	Te Runanganui o Ngati Hikairo	M5
NH57	Te Runanganui o Ngati Hikairo	M5
NH58	Te Runanganui o Ngati Hikairo	M5
NH59	Te Runanganui o Ngati Hikairo	M5
NH60	Te Runanganui o Ngati Hikairo	M5
NH61	Te Runanganui o Ngati Hikairo	M2
NH62	Te Runanganui o Ngati Hikairo	M2
NH63	Te Runanganui o Ngati Hikairo	M4
NH64	Te Runanganui o Ngati Hikairo	M2
NH65	Te Runanganui o Ngati Hikairo	M5
NH66	Te Runanganui o Ngati Hikairo	M1
NH67	Te Runanganui o Ngati Hikairo	M1
NH68	Te Runanganui o Ngati Hikairo	M1
NH69	Te Runanganui o Ngati Hikairo	M1
NH70	Te Runanganui o Ngati Hikairo	M5
NH71	Te Runanganui o Ngati Hikairo	M2
NH72	Te Runanganui o Ngati Hikairo	M2
NH73	Te Runanganui o Ngati Hikairo	M2
NH74	Te Runanganui o Ngati Hikairo	M2
NH75	Te Runanganui o Ngati Hikairo	M3
NH76	Te Runanganui o Ngati Hikairo	M3
NH77	Te Runanganui o Ngati Hikairo	M6
NH78	Te Runanganui o Ngati Hikairo	M6
NH79	Te Runanganui o Ngati Hikairo	M3
NH80	Te Runanganui o Ngati Hikairo	M1
NH81	Te Runanganui o Ngati Hikairo	M3
NH82	Te Runanganui o Ngati Hikairo	M4
NH83	Te Runanganui o Ngati Hikairo	M4
NH84	Te Runanganui o Ngati Hikairo	M4
NH85	Te Runanganui o Ngati Hikairo	M4
NH86	Te Runanganui o Ngati Hikairo	M3
NH87	Te Runanganui o Ngati Hikairo	M3

ODC Ref	Iwi Authority	MAP
NH88	Te Runanganui o Ngati Hikairo	M3
NH89	Te Runanganui o Ngati Hikairo	M3
NH90	Te Runanganui o Ngati Hikairo	M3
NH91	Te Runanganui o Ngati Hikairo	M3
NH92	Te Runanganui o Ngati Hikairo	M2

**Appendix 9:
Registered Historic Buildings, Places, Sites & Areas**

ODC Ref	Register Number	Type	Category	Legal Description	Map
HP1	737	Rosamond House	II	Section 1 BLK VIII Town of Kawhia (CT SA29C/885)	B8
HP2	4260	World War I Memorial	II	Allotments 1 BLK XXII Otorohanga Maori TNSP (CT SA895/166)	B4
HP4	4261	Museum (Formerly Courthouse)	II	Pt Lot 3 DPS 832843 (CT SA70B/741)	B4
HP5	4262	Our Lady of the Sacred Heart Church (Catholic)	II	Lot 1 DP 29630 (CT: SA42B/195)	B4
HP8	4263	Otorohanga Railway Station	II	Railway Land – Wahanui Crescent	B4
HP9	4264	Former Post Office	II	Section 1 SO 58210 (CT SA45B/38)	B4
HP11	4266	King Monument	II	Pukeroa Hangatiki A20B2A1 (CT 390816)	M10
HP12	4465	Kio Kio School	II	Lot 1 DP 33241 (CT SA863/225), SECT 5 BLK I Mangaorongo SD(CTSA127/100)	M10
HP13	6109	Midden	II	PT LOT 1 DPS 75439	M1
HP14	6110	Midden	II	PT LOT 1 DPS 75439	M1
HP15	6111	Midden	II	LOT 1 DPS 22079	M1
HP16	6112	Midden	II	PT SECT 3 BLK V Kawhia North SD	M1
HP17	6210	Pa	II	SECT 25 BLK IX Wharepapa SD	M11
HP18	6723	Tokanui Historic Area		PT Tokanui C8B (Tokanui Pa) Lot 2 DPS 89595(SA70D/849) (Pukerimu Pa) Lot 2 DPS 39237 (SA40D/251) (Whiti te Marama Pa)	M7
HP19	7558	Huiputea Tree		Lot 3 DPS 62786 (CT SA51C/899)	B4
HP20	7562	Te Waihoanga Wahi Tapu		LOT 2 DPS 92462	M4
HP21	7562	Te Waihoanga Wahi Tapu		LOT 1 DP 360704	M4
HP22	7563	Rangiahua Wahi Tapu Area		Kawhia R2A6B1 (CT SA12A/1427)	M4
HP23	7563			Kawhia R2A5 (CT 432833)	B8
HP24	7563			Kawhia R2A8 (CT SA12A/1428)	M4
HP25	7563			Kawhia R 2A 6B 2 (CT SA614/257)	M4
HP26	7563			Kawhia R 2A3 (CT SA340/247)	M4
HP27	7563			Kawhia R No 2A Section 7 (CT SA704/217)	M4
HP28	7721	Motutara Wahi Tapu Area		B3 Kawhia	M4
HP29	7721			SECT 9 BLK VI Kawhia North SD	M4
HP30	7721			B3 Kawhia	M4
HP31	9425	Te Papa o Karewa Wahi Tapu Area		Road Reserve (Kaora St)	B8

Appendix 10: Notable Trees

ODC Ref	Map	Description	Legal Description
T01	B1	Group of Trees	Lot 1 DPS 89897
T02	B1	Red Beech	Section 2 SO 61620
T03	B1	Sweet Chestnut	Pt Lot 1 DP 11020
T04	B1	Group of Trees	Allotment 1 Blk XXII Otorohanga Maori Township
T05	B4	London Plane	Road Reserve
T06	B4	Huiputea Kahikatea	Lot 3 DPS62786
T07	B4	English Oaks	Orahiri A Blk (Maori Reservation NZGZ 1985 p3181)
T08	B4	English Oak	Orahiri N.3 Blk
T09	B4	Coastal Redwood	River Bed
T10	B8	Group of Coastal Pohutukawa	Road Reserve
T11	B8	Papa-O-Karewa Pohutukawa	Road Reserve
T12	B8	Tangi Te Korowhiti	Road Reserve
T13	M3	Yellow Flowering Potuhukawa	Lot 2 DP 386583
T14	M9	Macrocarpa	Section 33 Blk III Orahiri SD
T15	M6	Maire Tawaki	Lot 1 DP 411918
T16	M10	Stand of Lowland Kahikatea	Lot 3 DPS 75393
T17	M5	New Zealand's most southern naturally occurring Kauri	B1A2 Awaroa (Maori Reservation NZGZ 1984 p 2928)

Appendix 11: Environmental Lots

Suitability for Protection and Certification Requirements – Environmental Lots

1. Qualification for Protection of Indigenous Vegetation or Wetland

For the purposes of Standard 7H of Section 7 to the Subdivision Chapter certified means a report from a suitably qualified and/or experienced person, such as an ecologist, that confirms:

The indigenous vegetation, habitat and/or wetland has been assessed and achieves sufficient components of the following to be sustainable or self-sufficient as a habitat or ecosystem in its own right:

- (a) It is indigenous vegetation or habitat that is, and prior to human settlement was nationally uncommon, such as geothermal or karst ecosystems.
- (b) It is wetland habitat for indigenous plant communities and/or indigenous fauna communities that has not been created and subsequently maintained for or in connection with:
 - Waste treatment;
 - Wastewater renovation;
 - Hydro-electric power lakes;
 - Water storage for irrigation;
 - Water supply storage.

Unless they meet the criteria in Whaley et al (1995).

- (c) It is an area of indigenous vegetation or naturally occurring habitat that is large relative to other examples of similar habitat types in the Waikato Region, and contains all or almost all indigenous species typical of that habitat type.
- (d) It is aquatic habitat that is a portion of a stream, river, lake, wetland, or associated margin, critical to the self-sustainability of an indigenous species within a catchment and contains healthy and representative populations of that species.
- (e) It is an area of indigenous vegetation or habitat that is a healthy and representative example of its type because:
 - its structure, composition and ecological processes are largely intact; and
 - if protected from the adverse effects of plant and animal pests and of adjacent land use activities (e.g. stock, discharges, erosion), can maintain its ecological sustainability over time.
- (f) Is assessed as being significant indigenous vegetation within the meaning of Appendix 2 of this District Plan.

2. Qualification for Protection of Significant Natural Feature

For the purposes of Standard 7H of Section 7 to the Subdivision Chapter certified means a report from a suitably qualified and/or experienced person, such as a geologist confirming that the natural feature proposed to be protected is either:

- (a) Identified in a published report or other document as being worthy of protection in the regional or national interest which is published by, or on behalf of:
 - (i) Otorohanga District Council;
 - (ii) Waikato Regional Council;
 - (iii) Ministry for the Environment;
 - (iv) Department of Conservation.

OR

(b) Is of significance as an example of a feature and/or landform, that is either:

- (i) a dominant visual feature in terms of the surrounding landscape; or
- (ii) a regionally or nationally unique and/or outstanding landform; or
- (iii) of large scale relative to other examples in the Waikato Region; or
- (iv) of regional or national geological importance; or
- (v) a feature(s) that are significant to Iwi/Hapu.

Examples of features could include:

- limestone outcrops;
- karst features;
- lakes or other significant bodies of water;
- caves;
- volcanic rock outcrops;
- geologically important landforms;
- geothermal features;
- coastal features such as headlands, sea cliffs and sand dunes;
- feeding, breeding, or roosting grounds of coastal birds or fauna (including areas which provide animals with access to these grounds); and
- coastal landforms recognised as being of geological significance or importance.

3. Protection means:

Any certification report provided shall also set out recommendations and proposals for the ongoing protection of indigenous vegetation, wetland, habitat or features being protected, including but not limited to:

- a) Identification of the area, site, feature, or land to be protected.
- b) Identification of existing or proposed stock proof fencing to ensure the area is maintained free of livestock.
- c) The eradication of invasive weeds from the area to be protected. "Invasive weeds" are those plant species listed as "total control pests", "containment pests", or "surveillance pests" Waikato Regional Council's proposed or operative Regional Pest Management Strategy.
- d) Proposals for ongoing animal pest management and control. "Animal pests" are those animal species listed as "total control pests", "containment pests", or "surveillance pests" in the Waikato Regional Council's proposed or operative Regional Pest Management Strategy.

Appendix 12: Right of Way and Road Construction Standards - Rural

Road classification and minimum design standards.

Rural													
Classification	Hierarchy	Area served	Traffic Volume	Design speed	Min Centreline radius	Minimum widths				Minimum pavement (subgrade CBR = 7)		Max gradient	
						Sealed traffic lane	Roadway width	Formation width	Verge	Road	Subbase		Basecourse
Private access	ROW	1-5 Hu	10-30 VPD	30 kph	20m	3.0m	3.5m	5.0m	1.0m	6.0m		200mm GAP 40	1 in 5
	ROW	6-10 Hu	30-100 VPD	30 kph	20m	5.0m	6.0m	8.0m	1.0m	10.0m		200mm GAP 40	1 in 8
Local access roads	Lesser local road		Up to 70 VPD	70 kph	50m	5.5m	6.0m	8.0m	1.0m	20.0m		200mm GAP 40	1 in 8
	Local road		70 - 200 VPD	85 kph	60m	6.0m	7.0m	10.5m	1.75m	20.0m	150 mm GAP 65	100mm AP 40	1 in 8
District roads	Through road		200 – 750 VPD	100kph	60m	6.8m	7.8m	11.3m	1.75m	20.0m	175mm GAP 65	100 AP 40	1 in 10
	Collector		Over 750 VPD	100kph	80m	7.5m	9.2m	13.7m	2.25m	22.0m	200mm GAP 65	100mm TNZ M4	1 in 12.5

- a) Hu = household unit as defined in the Local Government Act 1974 Section 270
b) Roads that service industrial activities, schools, sports grounds or reserves require special consideration.
c) Reserve widths may need to be increased to include all cut batters.
d) Formation widths may need to be increased to allow for greater pavement depths.
e) Sealed lane widths will require additional widening on all curves less than 60m radius.
f) ROW's longer than 150m require passing bays every 150m or part thereof.
g) See item 2, land use section of the district plan for information on Vehicle movements per day and equivalents for heavy vehicles.

Appendix 12: Right of Way and Road Construction Standards - Urban

Road Classification and minimum design standards

Urban

Classification	Hierarchy	Area Served	Traffic Volume	Design Speed	Min Centreline Radius	Minimum Widths				Minimum Pavement (subgrade CBR = 7)		Maximum Gradient
						Sealed Traffic Lane	Parking Lane	Roadway Width	Road	Footpath	Subbase	
Private Access	ROW	2 – 3 Hu	10 – 20 VPD	30kph	20m	3.0m	-	3.0m	3.5m	-	-	1 in 5
	ROW	4 – 6 Hu	10 – 30 VPD	30kph	20m	3.0m	-	3.0m	6.0m	-	-	1 in 5
	ROW	7 – 10 Hu	30 – 100 VPD	30kph	20m	5.0m	-	5.0m	10.0m	-	-	1 in 8
Local Access Roads	Cul de Sac	Up to 20 Hu	Up to 200 VPD	50kph	-	1 x 3.5m	1 x 2.5m	6.0m	20.0m	1 x 1.4m	-	1 in 8
	Lesser Local Road	-	Up to 70 VPD	50kph	50m	2 x 2.5m	1 x 2.0m	7.0m	20.0m	1 x 1.4m	-	1 in 8
	Local Road	-	70 – 200 VPD	50kph	60m	2 x 2.75m	1 x 2.5m	8.0m	20.0m	2 x 1.4m	150mm GAP 65	1 in 8
	Local Road	-	200 – 750 VPD	50kph	60m	2 x 2.75m	2 x 2.25m	10.0m	20.0m	2 x 1.4m	175mm GAP 65	1 in 8
	Through Road	-	Over 750 VPD	50kph	80m	2 x 3.5m	2 x 3.5m	12.0m	22.0m	2 x 1.4m	200mm GAP 65	1 in 8

- (a) Hu = household unit as defined in the Local Government Act 1974, Section 270.
- (b) Roads that service industrial activities, schools, sports grounds or reserves require special consideration.
- (c) Roadway widths will require additional widening on all curves less than 60m radius.
- (d) ROW's longer than 150m require passing bays every 150m or part thereof.
- (e) See definition of Vehicle Movements in the District Plan for information on vehicle movements per day and equivalents for heavy vehicles.

Appendix 13: Schedule of Rivers and Streams

1. River / streams where esplanade strips will be required on all proposed subdivision applications for new certificates of title where lots are less than 4 hectares in area adjoin the river / stream:
 - (a) Waikato River;
 - (b) Waipa River;
 - (c) Puniu River;
 - (d) Mangatutu Stream;
 - (e) Waipapa River;
 - (f) Ngakoaohia Stream; and
 - (g) Moakurarua Stream (south of State Highway 31).

2. Rivers / streams where esplanade strips may be required on all proposed subdivision applications for new certificates of title where lots are greater than 4 hectares in area:
 - (a) Waikato River;
 - (b) Waipa River;
 - (c) Puniu River;
 - (d) Mangatutu Stream;
 - (e) Waipapa River;
 - (h) Ngakoaohia Stream; and
 - (f) Moakurarua Stream (south of State Highway 31).

Appendix 14: Roading Hierarchy

A		
Adam Road	3	M7
Ahurei Street	3	B8
Alex Telfer Drive	3	B1
Amopo Street	3	B8
Anso Road	3	M7
Aotea Road (SH31 to Morrison Rd)	2	M1
Aotea Road (Morrison to end)	3	M1
Aotearoa Road	3	M12
Apakura Street	3	B8
Ash Terrace	3	B7
Atkinson Road	3	M11
Austin Road	3	M5
Awatane Road	3	M10/11
B		
Ballance Street	2	B4
Barber Road	3	M10/13/14
Bayley Road (Lethbridge Rd to Seafund Rd)	2	M7/11
Bayley Road (Remainder)	3	M7/11
Bell Lane	3	B4
Berntsen Road	3	M4
Blackett Road	3	M6/M10
Bledisloe Avenue	3	B1
Bluck Road	3	B2
Bonner Road	3	M13
Braine Road	3	M4
Bromley Road	3	M10
Brown Road	3	M8
Burr Road	3	M6
Bush Road	3	M13
C		
Cannon Road	3	M6
Carlin Road	3	M5
Charleton Street	3	B8
Clarke Street	3	B4
Cooper Drive	3	B7
Cottle Road	3	M11
Cowell Street	3	B8
Cowley Lane	2A	B4
Cruden Avenue	3	B2
D		
Davies Drive	3	B8
Domain Drive	3	B1
Duncan Road	3	M11/14

E		
Ellis Road	3	M6
F		
Factory Drive	2A	B4
Fairchild Street	3	B8
Fare Vue Lane	3	B4
Frederick Street	3	B1
G		
Gallagher Road East	3	M7
Glendon Place	3	B4
Glenview Avenue	3	B6
Gradara Avenue	3	B1
Gradara Avenue Low	3	B1
Grey Road	3	M4
Grice Road	3	M11
H		
Haerehuka Street	3	B1/4
Hanning Road	3	M3
Happy Valley Road	3	M11
Harbour Road	2	M4/5
Harper Avenue	2	B2
Haurua Road	3	M10
Hauturu Road	3	M4/5/8/9
Henderson Road	3	M6
Hewer Road	3	M10
Hikuparea Road	3	M4
Hikurangi Road	3	M5
Hillcrest Avenue	3	B2
Hinewai Street	2	B1/4
Hinewai Road (Te Kawa)	3	M6
Hingaia Road	3	M11
Hoddle Road	3	M11/14
Hone Street (Te Kawa)	3	B8/M6
Honikiwi Road	2	M5/6/9/10
Hoturoa Street	3	B8
Huiputea Drive	1	B1/4
Huirimu Road	3	M12
Huki Street	3	B8
Hunter Lane	2A	B4
Haerehuka Street	3	B1/4
I		
Innes Road	3	M5
Ireland Road	3	M10
Irvine Road	3	M10
J		
Jervois Street	2	B8
K		
Kahorekau Road	3	M12
Kahotea Road	3	M6

Kaimango Road	3	M5
Kakamutu Road	2	B1
Kaora Street	3	B8/9
Karaka Road	3	B2/5
Karaka Road High	3	B2/5
Kawhia Road (SH31 & SH39)	1	B3/4 M6/10
Kawhia Road (SH31)	1	M1/4/5/6 B8
Kawhia Street	2	B8/B9
Kihi Road	3	M5
Kihikihi Road	3	B4
Kio Kio Station Road	2	M6/10
Kiwi Road	3	M6

L

Lake Road (Kawhia)	3	M1/4
Lake Road (Arohena)	3	M12
Landing Road	3	M12
Langdon Road	3	M5
Lawrence Street	2	B4
Lawry Road	3	M7
Lawton Drive	3	B7
Lentfer Road	3	B8
Lethbridge Road	2	M7
Limestone Drive	2A	B4
Long View Crescent	3	B1
Loop Road	3	M11
Lurman Road	3	M10/11

M

Mace Crescent	3	B4
MacKenzie Road	3	M5
Maihihi Road (Mangaorongo Rd to Mangatutu Rd)	2	M11/14
Maihihi Road (Mangatutu Rd to Tauraroa Valley Rd)	3	M11/14
Main North Road (SH3)	1	B1/2 M10
Mair Street	3	B4
Mangamahoe Road	3	M10
Mangaorongo Road	2	M10
Mangare Road	3	M12
Mangati Road	3	M5
Mangatutu Road	3	M11
Mangauika Road	3	M3
Mangawhero Road	2	M10
Mangawhio Road	3	M15
Maniapoto Street (SH3)	1	B4
Martin Road	3	M6
Matire Street	3	B8
Maukutea Drive	3	B7
McCready Road	3	B3 – M10
McIvor Road	3	M11
McKenzie Avenue	3	B2
McLean Road	3	M17
McRae Road	3	M10

Mere Place	3	B9
Merrin Avenue	3	B5
Millard Road	3	M11
Moerangi Road	3	M2/5
Moke Street	3	B8
Morrison Road	2	B7 – M1
Mountain View Road	3	B1

N

Newman Road	3	M7
Ngahape Road (SH3 to Whibley Rd)	2	M7
Ngahape Road (Whibley Rd to Mangaorongo Rd)	3	M11
Ngaio Road	3	M11
Ngapeke Road	3	M13
Ngaroma Road	3	M11/12
Ngutunui Road	1	M5/6

O

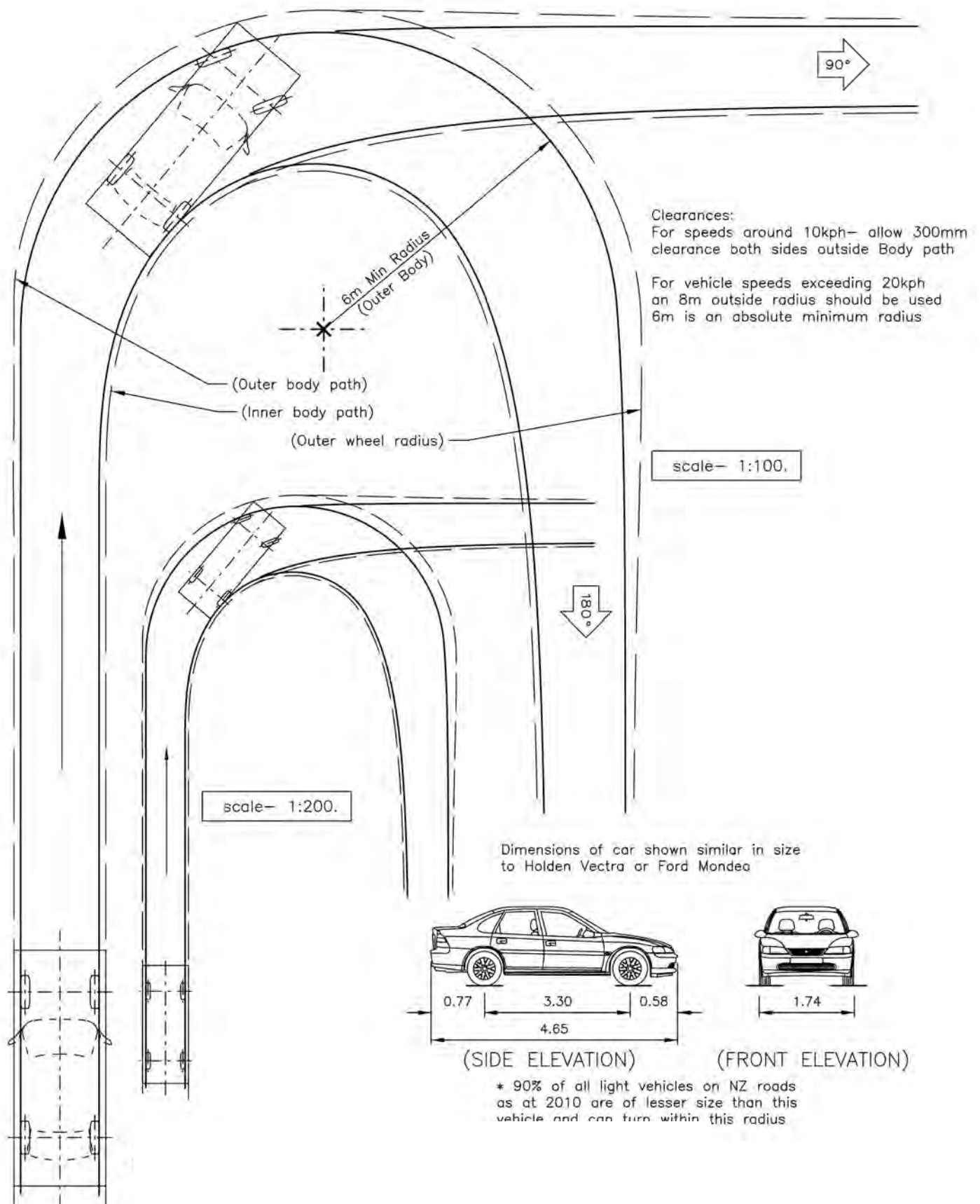
Okoko Road	3	M5
Okupata Road	3	M2/4/5
Old Golf Road	2	B3
Old Te Kuiti Road	2	B4/6 M10
Omimiti Street	3	B8
Orahiri Terrace	3	B4
Ormsby Crescent	3	B1
Ormsby Road (SH39)	1	M3/6
Otewa Road	2	B4/6 M10/11/14
Otorohanga Road (SH3)	1	M6/7/10
Otoru Road	3	M11
Ouruwhero Road	2	B1, M6/10
Owaikura Road	3	M6
Owawenga Road	3	M16
Owhiro Road	3	M4/8

P

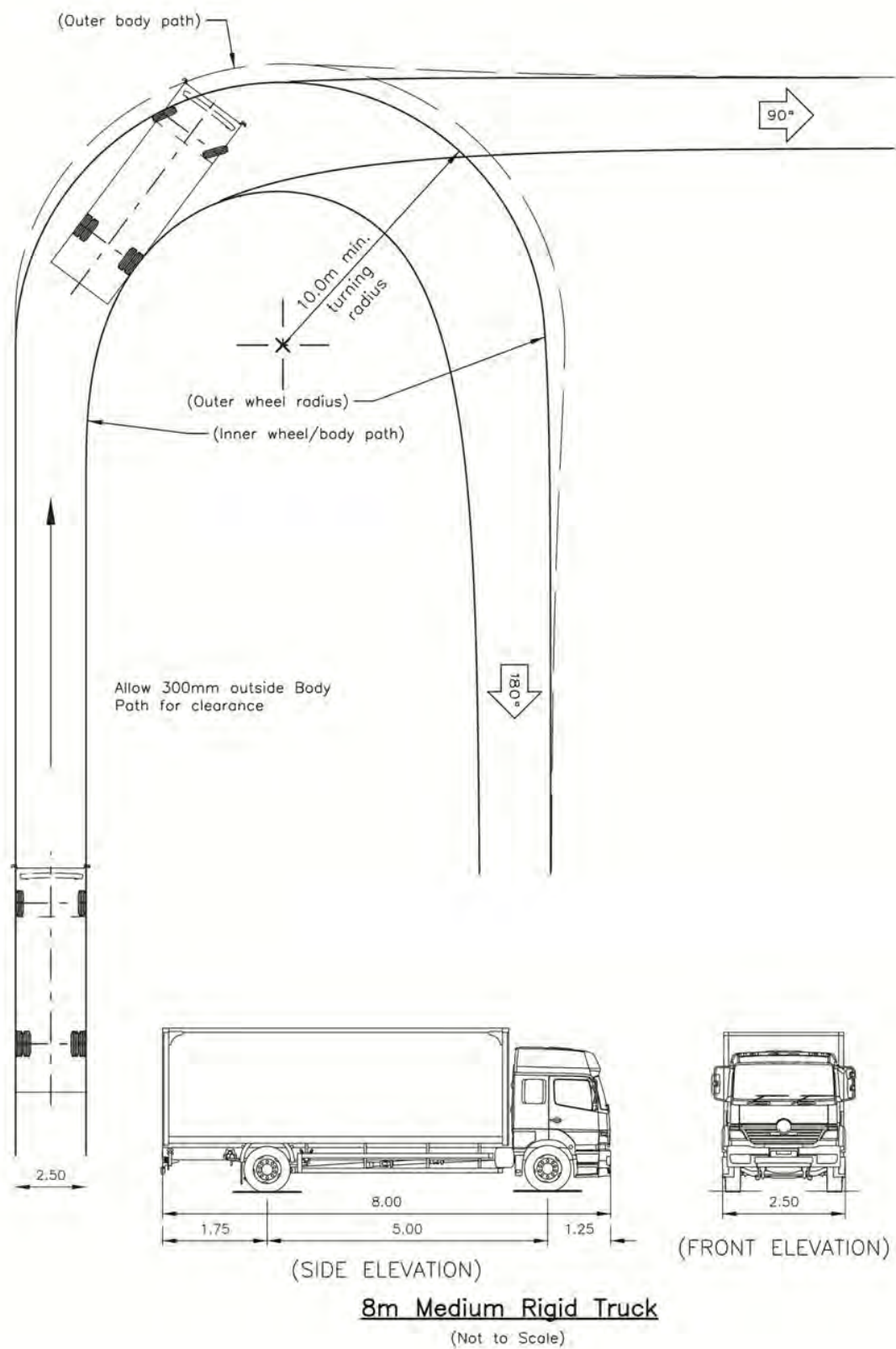
Paewhenua Road	2	M11
Paewhenua West Road	3	M11
Pamotumotu Road	3	M11
Panera Street	3	B8
Pango Street	2	B4
Parihoru Road	3	M6
Peacock Road	3	M6
Peakes Road	3	M6
Pearl Avenue	3	B8
Pekanui Road	3	M5
Phillips Avenue	2	B4
Pine Street	2A	B4
Pinny Road	3	M10
Pirongia West Road	3	M2
Pokuru Road	3	M6
Potts Road	3	M6
Pouewe Street (SH31 to Jervios St)	1	B8
Pouewe Street (Remainder)	3	B8

Progress Drive	2A	B4	Te Kuiti Road (SH3)	1	M10
Pukemapou Road	3	M11	Te Kura Road	3	M10
Puketarata Road	3	M6	Te Oro Street	3	M6
Puketawai Road	3	M10/13	Te Puia Road	2	B8/9, M4
Pukewhau Road	3	M12	Te Rauamo Road	3	M5
R			Te Raumauku Road	3	M9/10
Raglan Road	3	M1	Te Tahiroa Road	3	M6
Rakaunui Road	3	M4	Te Waireka Road	3	B5
Ranfurly Street West	2	B1/4	Telfer Road	3	M10
Ranfurly Street East	2A	B1/4	Terry Road	3	M7
Rangiatea Road	2	B5, M10	Thompson Road	3	M10
Ranginui Road	3	M15/17	Thomson Avenue	3	B2
Rangipare Street	3	B4	Tihiroa Road	3	M6
Rangitahi Street	3	B4	Tolley Road	3	M15
Redland Road	3	B3	Trapski Avenue	3	B1
Retemeyer Road	3	B8	Tuhoro Street	2	B4
Roberts Road	3	M10	Tui Whenua Street	3	B8
Robertson Road	3	M6	Turitea Road	3	M6
Rosamond Terrace	3	B8	Turongo Street	2	B4
Rotoiti Road	3	M4	Turoto Road	3	M5/6
S			Tutunui Street	3	B4
Sangro Crescent	3	B1	V		
Scott Road	3	M5	Veale Road	3	M10/13
Scown Road	3	M10	W		
Seafund Road	2	M7/11	Wagon Line Road	3	B1
Shanks Road	3	M10	Wahanui Crescent	2A	B4
Short Street	3	B8	Waikeria Road	3	M7
Sircombe Road	3	M11	Waimahora Road	3	M14
Smith Road	3	M10	Waipa Esplanade	3	B4
Spicer Road	3	M10	Waipapa Road	1	M12/15
State Highway 30	1	M17	Waipari Road	3	M12/15
Strawbridge Road	3	M6	Waipuna Road	3	M4
Summit Drive	3	B1	Wairehi Road	3	M12
Sunset Close	3	B2	Waitaheke Road	3	M5
Swainson Road	3	M11	Waitomo Valley Road	2	M9/10, B3
T			Waiwera Street	2	B8
Tahae Road	3	M17	Walker Road	3	M7
Tahaia Road	3	M10	Wall Road	3	M11/14
Tahuri Street	3	B8	Wasley Lane	3	B8
Tainui Street (Jervios St to Waiwera St)	2	B8	Waverley Road	3	M11
Tainui Street (Remainder)	3	B8	Wetere Street	3	B8
Tapuae Road	3	M9	Wharepuhunga Road	2	M7/11
Tau Street	3	B8	Whawharua Road	3	M10
Taupaki Road	3	M12	Whenuaapo Road	3	M4
Tauraroa Valley Road	3	M14	Whibley Road	2	M11
Te Kanawa Street (SH31 & SH39)	1	B4	Whitbourne Road	3	M10
Te Kauri Road	3	M5	Whittington Lane	2A	B4
Te Kawa Street	3	B1	William Street	3	B1
Te Kawa Road	2	M6	Wooster Road	3	M10
			Wynyard Road	3	M11/12

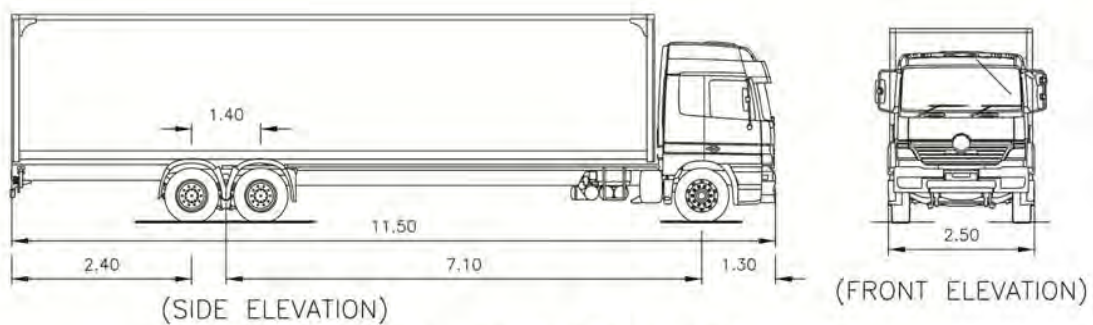
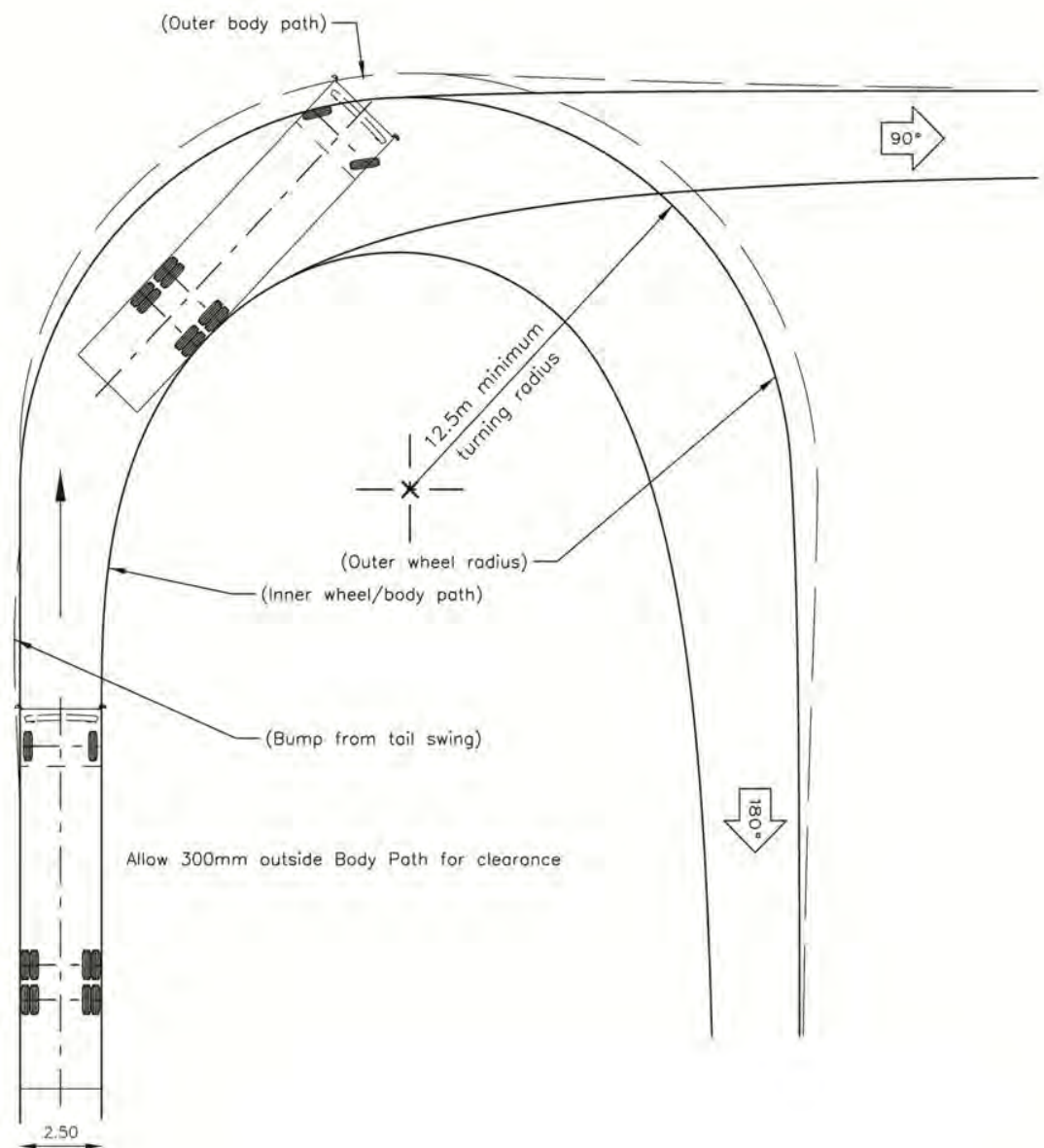
Appendix 15: Vehicle Tracking Curves – 90 Percentile Car



Appendix 15: Vehicle Tracking Curves – 8m Truck



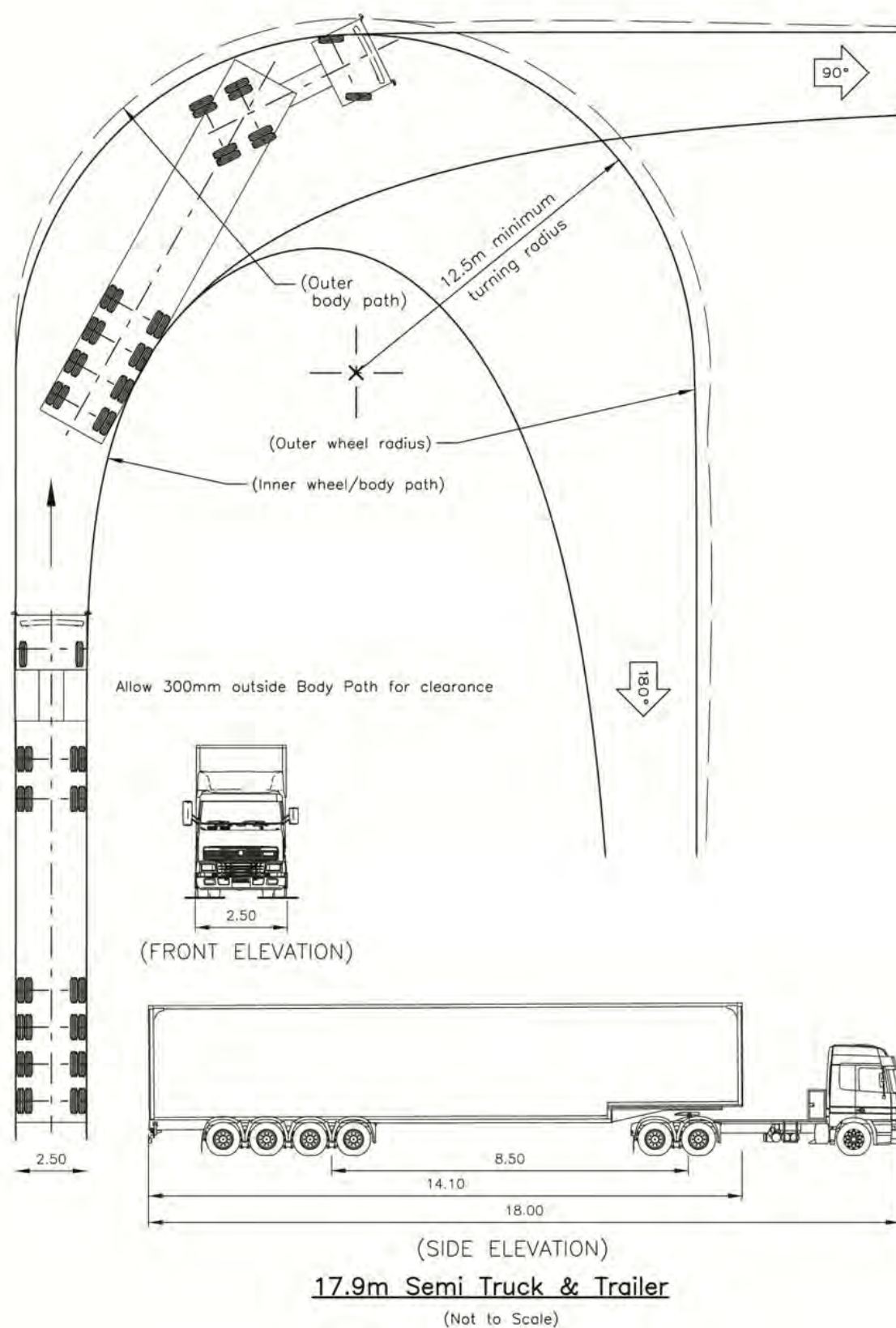
Appendix 15: Vehicle Tracking Curves – 11.5m Truck



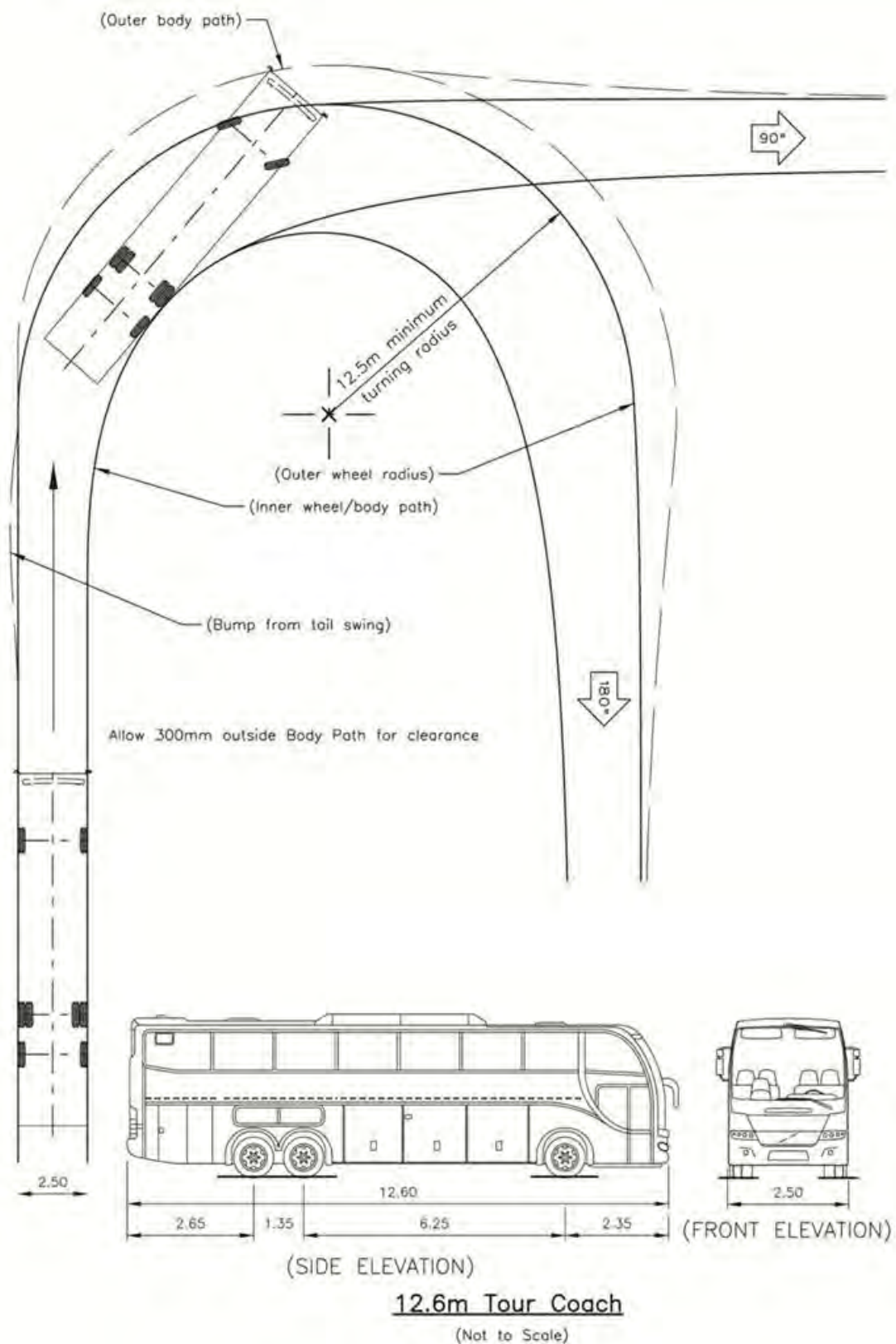
11.5m Large Rigid Truck

(Not to Scale)

Appendix 15: Vehicle Tracking Curves – Semi Truck & Trailer



Appendix 15: Vehicle Tracking Curves – 12.6m Bus



**Appendix 16:
Requiring Authorities, Designations and Heritage Orders**

ODC Ref	Requiring Authority	Legal Description	Description	Purpose	Map
-	Otorohanga District Council	N/A	All public road within the Otorohanga District (excluding State Highways)	Roading Purposes	-
-	New Zealand Transport Agency	N/A	State Highway 3 State Highway 30 State Highway 31 State Highway 39	To provide for State Highways including the control of access to State Highways and all functions, powers and operations of New Zealand Transport Agency in accordance with the Land Transport Management Act 2003	-
-	New Zealand Railways Corporation	N/A	North Island Main Trunk Railway Corridor	Railway Purposes	-
-	Vector Gas Limited	Multiple	High pressure gas transmission pipelines	The operation, repair, upgrade and renewal of the gas transmission pipeline and ancillary facilities as required for the transportation of gas.	-
D4	Otorohanga District Council	Part of Sec 35 Blk VII Wharepapa SD	Intake, Treatment & Pump	Kahorekau Water Intake	M12
D12	Otorohanga District Council	Lot 23 DPS 19006, Lot 1 DP 388902, Pt Allot 7, 8, 9, 11, 12, 13 & 14 Otorohanga Maori Township	Stormwater Drainage Ponding	Flood Protection Purposes	B4
D13	Minister of Education	Pt Orahiri S1A, Pt Allots 1, 2, 3 Blk XIV, Pt Allots 2, 4 & 5 & Allot 6 Otorohanga Maori Township, Pt Lots 1, 2 & 3 DP 23593, Pt Allot 2 (SO 37672), Section 1 SO 42340	Otorohanga South School	Education Purposes	B4
D14	Otorohanga District Council	Multiple	Flood Protection Land	Flood Protection Purposes	B4
D15	Otorohanga District Council	Multiple	Flood Protection Land		B4
D16	Otorohanga District Council	Section 1 SO 21322	Otorohanga Landfill	Closed Landfill Site	B1 B4
D17	Minister of Education	Pt Lot 1 & Lot 2 DP 11020, Lots 1 & 2 DPS 9176, Lot 1 DP 29834, Lots 1, 2, 3	Otorohanga College/House	Education Purposes	B1

ODC Ref	Requiring Authority	Legal Description	Description	Purpose	Map
		& 4 DPS 6805, Pt Otorohanga E4B Blk (SO 32684), E2 Blk (SO 25706), E3C Blk (SO 39388), Closed Road (SO 31248)			
D18	Otorohanga District Council	Multiple	Flood Protection Land	Flood Protection Purposes	B4
D19	Otorohanga District Council	Lot 1 DPS 80513, Sec 94 Blk VIII Orahiri SD	Otorohanga Pound	Pound Purposes	B4
D20	Otorohanga District Council	Multiple	Flood Protection Land	Flood Protection Land	B4
D21	Otorohanga District Council	Multiple	Flood Protection Land	Flood Protection Purposes	B4
D22	Otorohanga District Council	Multiple	Flood Protection Land		B4
D23	Otorohanga District Council	Sec 58 Blk I Mangaorongo SD	Water Supply Treatment	Water Treatment Plant	B5
D24	Minister of Education	Otorohanga 1F4A & Orahiri 1no1B Blk (SO37950)	Otorohanga Primary School	Education Purposes	B5
D26	Otorohanga District Council	Parts of Lot1 & Pt Lot 2 DP 26293, Lots 1 & 2 DP 21480, Lot 1 DPS 26395	Proposed Service Lane	Proposed Service Lane	B4
D27	Minister of Police	Pt Allotment 1 Blk XX Otorohanga Maori Township	Police Station	Police Purposes	B4
D28	Otorohanga District Council	Part of Allotments 10 & 11 Blk XVI Otorohanga Maori Township	Car Park	Car Park	B4
D30	Chorus	Allotment 3 Blk XXII Otorohanga Maori Township	Otorohanga Exchange	Telecommunication, Radio Communication & Ancillary Purposes	B4
D35	Otorohanga District Council	Lot 2 DP 357873	Reservoirs	Water Storage	B2
D40	Otorohanga District Council	Lots 1 & 2 DPS 16136 and Lot 5 DPS 86860	Otorohanga Oxidation Ponds	Sewage Treatment	B2
D41	Otorohanga District Council	Part of Lot 2 DPS 38247	Reservoir	Water Storage	B2
D42	Minister of Education	Pt Sec 5 Blk I Mangaorongo SD, Lot 1 DPS 779, Lot 1 DP 33241	Kio Kio School	Education Purposes	M10
D43	Otorohanga District Council	Part of Pt Kawhia P1No2A2B Blk	Water Treatment & Storage	Kawhia Water Treatment Depot	B8
D45	Minister of Education	Pt Kawhia S2B Blk & Pt Kawhia S2A2 Blk (SO 39252), Pt	Kawhia School	Education Purposes	B8

ODC Ref	Requiring Authority	Legal Description	Description	Purpose	Map
		Kawhia S2B Blk & Pt Sec 2 Blk XI Kawhia Township (SO 35832)			
D46	Minister of Police	Sec 6A Blk IV Kawhia Township	Police Station	Police Purposes	B8
D47	Chorus	Lot 2 DPS 55372	Kawhia Exchange	Telecommunication, Radio Communication & Ancillary Purposes	B8
D48	Otorohanga District Council	Lot 12 DPS 8076	Cark Park	Parking Purposes	B8
D49	Otorohanga District Council	Lots 1, 2, 3 & 4 DPS 8469, Pt Kawhia P3 Blk, Pt Kawhia Z Blk	Proposed Recreation Reserve	Reserve Purposes	B8
D50	Otorohanga District Council	Pt Sec 3 Blk IX Kawhia North SD	Water Reservoir	Water Storage	B8
D51	Chorus	Lot 1 DPS 84081	Kawhia Microwave Station	Telecommunication, Radio Communication & Ancillary Purposes	B8
D52	Otorohanga District Council	Maketu Blk Pt (B2 & B1B3A) 2 Blk IX Kawhia North SD	Boat Park	Parking Purposes	B9
D53	Otorohanga District Council	Lot 1 DPS 53248	Kawhia Landfill	Refuse Disposal	M4
D54	Otorohanga District Council	Sec 1 Blk VI Kawhia North SD	Kawhia Cemetery	Cemetery Purposes	M4
D55	Minister of Corrections	Sections 1 & 2 SO 60097	Waikeria Prison	Operation of Prison and associated activities (Subject to Condition)	M7
D58	Waipa District Council	Lot 1 DPS 37909	Te Awamutu Water Treatment	Te Awamutu Water Treatment Plant and Headworks	M3
D59	Minister of Education	Pt Waiwhakaata 3E2No1 Blk, Sec 1 SO 369119	Ngutunui School/House	Education Purposes	M5
D63	Minister of Education	Sec 1A Blk XVI Puniu SD	Korakonui School	Education Purposes	M7
D64	Minister of Education	Sections 4, 18 & 28 Blk XI Kawhia North SD	Hauturu School/House	Education Purposes	M4
D65	Minister of Education	Sec 1 Blk VI Mangaorongo SD, Lot 1 DPS 809	Otewa School	Education Purposes	M10
D66	Minister of Education	Pt Lot 1 DP 16572, Pt Lot 1 DP 20976	Maihihi School	Education Purposes	M11
D67	Minister of Education	Sec 1 & 20 Blk VII Wharepapa SD	Arohena School/House	Education Purposes	M12
D68	Minister of Education	Pt Pirongia West 1No2F1B2B & 1No2F1B Blks	Oparau School/House	Education Purposes	M4
D72	The Lines Company	Pt Wharepunga	Arohena Electricity	Electricity Substation	M12

ODC Ref	Requiring Authority	Legal Description	Description	Purpose	Map
	Ltd	16B5 Blk	Substation		
D73	Waipa District Council	Mangauika A1 Blk, Sec 18 Blk VII Pirongia SD	Te Awamutu Water Catchment	Protect Integrity of water catchment area	M2 M3
D74	Waipa District Council	Lot 2 DP 348605	Te Awamutu Water Catchment	water supply catchment, water treatment plant	M3
D75	Waipa District Council	Lot 1 DPS 12756	Te Awamutu Water Catchment	Te Awamutu Water Treatment Plant, collection and treatment of drinking water	M3
D76	Minister of Police	Lot 7 DPS 28998	Transmission Tower	Police Purposes	M14
D77	Otorohanga District Council	Pt Section 7, Pt Section 193 and Sections 38, 39 & 194 Blk IV Orahiri SD	Otorohanga Cemetery	Otorohanga Cemetery	B4 B5
D78	Otorohanga District Council	Pt Otorohanga 1F5B Blk	Sewer Pump Station Water Booster Station	Sewerage and Water Purposes	B2
D79	Chorus	Pt Section 17 Blk I Wharepapa SD	Panetapu Exchange	Telecommunication, Radio Communication & Ancillary Purposes	M11
D80	Chorus	Pt Lot 22 DP 7000	Kia Kia Exchange		M10
D81	Chorus	Pt Rangitoto Tuhua 33C3B4A Blk	Otewa Exchange		M10
D82	Chorus	Pt Rangitoto A29B Blk	Ranginui Microwave Station		M14
D83	Chorus	Pt Section 15 Blk XV Puniu SD	Te Kawa Exchange		M7
D84	Otorohanga District Council	Part of Section 55 Blk VII Wharepapa SD	Water Supply Intake	Arohana Water Supply	M12
D85	Otorohanga District Council		Water Treatment & Pump		M12
D86	Otorohanga District Council	Part of Lot 3 DPS 50523	Huirimu Water Storage Reservoir		M12
D87	Otorohanga District Council	Part of Lot 3 DPS 50523	Huirimu Water Storage Reservoir	Arohana Water Supply	M12
D88	Otorohanga District Council	Part of Lot 1 DPS 5995, Sections 30 & 38 and Pt Section 31 Blk VII, and Sections 28 & 30 Blk IV Wharepapa SD	Break Pressure/Storage Reservoir		M12
D89	Otorohanga District Council	Section 1 SO 365961 and Parts of Lot 2 DP 342000, Lot 13 DP 352700, Pt Lot 4 DPS 86860, Lot 9 DP 352700, Lot 1 DPS 90129, Lot 1 DPS 16726 and	Proposed Link Road	Roading	B2

ODC Ref	Requiring Authority	Legal Description	Description	Purpose	Map
		Lots 20 & 23 DP 377702			
D90	Otorohanga District Council	Lot 1 DPS 89897	Alex Telfer Drive	Road Legalisation	B1
D91	Otorohanga District Council	Part of Lot 2 DPS 82843	Reservoir	Water Storage	B1
D92	Otorohanga District Council	Part of Pt Lot 4 DP 23987	Pressure Boost Pump Station	Waipa Rural Water Supply	M10
D93	Otorohanga District Council	Part of Lot 2 DP 347225	Water Storage Reservoir		M13
D94	Otorohanga District Council	Part of Tahaia B2C3C2B2 Blk	Water Storage Reservoir	Waipa Rural Water Supply	M10
D95	Otorohanga District Council	Part of Section 3 SO 58770	Water Intake, Treatment & Pump	Ranginui Rural Water Supply	M17
D96	Otorohanga District Council	Part of Section 3 SO 58770	Water Storage Reservoir		M17
D97	Otorohanga District Council	Part of Section 3 Blk VIII Ranginui SD	Break Pressure Storage Reservoir		M17
D98	Otorohanga District Council	Part of Section 1 SO 42024	Taupaki Pump & Reservoir	Arohena Rural Water Supply	M12
D99	Otorohanga District Council	Part of Section 15 Blk XI Wharepapa SD	Taupaki Intake		M12
D100	Otorohanga District Council	Part of Section 35 Blk VII Wharepapa SD	Water Treatment & Pump		M12
D101	Otorohanga District Council	Part of Pt Puketarata 4G2D2B2B1A Blk	Reservoir & Boost Pump	Tihiroa Rural Water Supply	M6
D102	Otorohanga District Council	Part of Pt Section 20 Blk XVI Pirongia SD	Water Intake, Treatment & Distribution Station		M6
D103	Otorohanga District Council	Part of Pt Te Kuiti 2B20A2 Blk	Water Storage & Pump Station	Waipa Rural Water Supply	M10
HO1	Otorohanga District Council	Part of Pt Tokanui C8B Blk	Heritage Order	Tokanui Pa – Heritage Order	M7

Appendix 17: Hazardous Substances – Permitted Quantities by Effects Area and Road Order

Interpretation:

1. All – means all categories as defined in the Hazardous Substances (Classification) Regulations 2001.
2. BOD₅ – the biochemical oxygen demand (measured over a 5 day period), which is the amount of dissolved oxygen in a body of water required for the breakdown of organic matter in water.
3. Class 1.2 and 1.3 substances are to be treated as class 1.1 substances if they are stored with class 1.1 substances.
4. HSNO Subclass – has its meaning in the Hazardous Substances (Classification) Regulations 2001.

Hazardous Substance Property and Class	HSNO Subclass	Urban Services Effect Area – Order 2A roads	Rural Effects Area – Order 1, 2 and 3 Roads	Urban Services and Urban Limited Services Effects Area – Order 1, 2 and 3 Roads
Explosive	1.1(all)	50kg	20kg	0
	1.2(all)	500kg	200kg	0
	1.3(all)	1500kg	500kg	0
	1.2 or 1.3 with 1.1	50kg	20kg	0
Flammable 2 (gases) (Aerosols)	2.1(all)	1000kg or 2000m ³	500kg or 1000m ³	20kg or 40m ³
	2.1(within 50m of Urban Services and Urban Limited Services Effects Area – Order 1, 2 or 3 roads)	200kg	100kg	n/a
	All other non-hazardous	5000kg or 10,000m ³	2000kg or 4000m ³	100kg
	LPG	3000kg	1500kg	100kg
	LPG(within 50m of Urban Services and Urban Limited Services Effects Area – Order 1, 2 or 3 roads)	1000kg	500kg	n/a
Flammable 3 (liquids)	3.1A, 3.1B	6000kg	2000kg	100kg
	3.1A, 3.1B (within 50m of Urban Services and Urban Limited Services Effects Area – Order 1, 2 or 3 roads)	2000kg	600kg	n/a
	3.1C	20,000kg	6,000kg	300kg
	3.1D	60,000kg	20,000kg	1000kg
	3.2(all)	3000kg	1000kg	50kg
	4.1(all)	3000kg	1000kg	50kg
Flammable 4 (solids)	4.2(all)	1000kg	400kg	20kg
	4.3(all)	1000kg	400kg	20kg
	5.1.2(gases)	1000m ³	400m ³	40m ³
Oxidising Capacity 5	5.1.1(all)	3000kg	1500kg	50kg
	5.2(all)	1000kg	500kg	20kg
	6.1A	500kg	200kg	0
Toxic 6	6.1(gases)	300m ³	100m ³	0

Hazardous Substance Property and Class	HSNO Subclass	Urban Services Effect Area – Order 2A roads	Rural Effects Area – Order 1, 2 and 3 Roads	Urban Services and Urban Limited Services Effects Area – Order 1, 2 and 3 Roads
	6.1A (within 50m of Urban Services and Urban Limited Services Effects Area – Order 1, 2 or 3 roads)	200kg	100kg	0
	6.1B, 6.3 – 6.9	6000kg	2000kg	50kg
	6.1B, 6.3 – 6.9(within 50m of Urban Services and Urban Limited Services Effects Area – Order 1, 2 or 3 roads)	2000kg	1000kg	n/a
	6.1C	20,000kg	6000kg	300kg
	6.1C(within 50m of Urban Services and Urban Limited Services Effects Area – Order 1, 2 or 3 roads)	6000kg	2000kg	50kg
Corrosive 8	8.1, 8.2A, 8.3	6000kg	2000kg	50kg
	8.2B, 8.2C	20,000kg	10,000kg	300kg
Eco-toxic 9	9.1A, 9.2A, 9.3A, 9.4A	500kg	500kg	500kg
	9.1A, 9.2A, 9.3A, 9.4A (Within 30m of water body or coastal water)	100kg	100kg	100kg
	9.1B, 9.2B, 9.3B, 9.4B	10,000kg	10,000kg	10,000kg
	9.1B, 9.2B, 9.3B, 9.4B (Within 30m of water body or coastal water)	3000kg	3000kg	3000kg
	9.1C, 9.2C, 9.3C, 9.4C	30,000kg	30,000kg	30,000kg
	9.1C, 9.2C, 9.3C, 9.4C (Within 30m of water body or coastal water)	10,000kg	10,000kg	10,000kg
High BOD ₅ (>10,000 mg/l)		100,000kg	40,000kg	20,000kg
	Within 30m of water body or coastal water	40,000kg	20,000kg	20,000kg

Appendix 18: Hazardous Substances – Conditions for Permitted Activities

The following conditions apply to all activities involving the use, storage and transportation of hazardous substances that are subject to the provisions of Section 22 of the Land Use Chapter of this district plan. To qualify as a permitted activity it must be demonstrated that the conditions below are complied with.

20.1 Site Design

Any part of a site that is involved in the manufacture, mixing, packaging, storage, loading, transfer, usage or handling of hazardous substances is designed, constructed and operated in a manner that prevents:

- (a) the occurrence of any off-site adverse effects from the activity on people, ecosystems, physical structures and other parts of the environment, or
- (b) the contamination of air, land or water (including groundwater, potable water supplies and surface waters) in the event of a spill or other type of release of hazardous substances.

20.2 Site Layout

The separation between on-site facilities and the property boundary is adequate to protect neighbouring facilities, land uses and sensitive environments.

20.3 Storage

The storage of any hazardous substances is managed to prevent:

- (a) the unintentional release of the hazardous substance, and
- (b) the accumulation of any liquid or solid spills or fugitive vapours and gases in enclosed areas, that might have adverse effects on people, ecosystems or built structures.

20.4 Drainage Systems

Site drainage systems are designed, constructed and operated in a manner that prevents the entry or discharge of hazardous substances into the stormwater or wastewater systems unless permitted by a network utility operator.

Compliance can be achieved using precautionary methods, including clearly identified stormwater grates and access holes, roofing, sloped pavements, interceptor drains, containment and diversion valves, oil-water separators, sumps and similar systems.

20.5 Spill Containment

Any parts of the site where a hazardous substance spill may occur must be serviced by a suitable spill containment system that is:

- (a) constructed from impervious materials resistant to the hazardous substances used, stored, manufactured, mixed, packaged, loaded, unloaded or otherwise handled on the site, and for liquid hazardous substances
 - (i) able to contain the maximum volume of the largest tank present plus an allowance for stormwater or fire water, and
 - (ii) for drums or other smaller containers, able to contain half of the maximum volume of substances stored, plus an allowance for stormwater or fire water, and
- (b) able to prevent any spill or other unintentional release of hazardous substances, and any stormwater or fire water that has become contaminated, from entering the stormwater drainage system, unless permitted by a network utility, and

- (c) able to prevent any spill or other unintentional release of hazardous substances, and any stormwater or fire water that has become contaminated, from discharging into or onto land or water (including drainage systems, groundwater and potable water supplies) unless permitted by a resource consent.

Suitable means of compliance include graded floors and surfaces, bunding, roofing, sumps, fire-water catchments, overfill protection and alarms, and similar systems.

20.6 Stormwater

All stormwater grates on the site are clearly labelled "Stormwater Only"

20.7 Wash Down Areas

Any part of the site where vehicles, equipment or containers that are, or may be, contaminated with hazardous substances are washed must be designed, constructed and managed to prevent any contaminated wash water from:

- (a) entry or discharge into the stormwater drainage or the wastewater system unless permitted by a network utility operator, and
- (b) discharge into or onto land or water (including groundwater and potable water supplies) permitted by resource consent.

Suitable means of compliance include roofing, sloped pavements, interceptor drains, containment and diversion valves, oil-water separators and sumps.

20.8 Underground Storage Tanks

Underground tanks for petroleum product storage must be designed, constructed and managed to prevent leakage and spills, and adverse effects on people, ecosystems and property. Underground storage tanks are:

- (a) constructed from impervious materials resistant to the hazardous substances to be stored, and
- (b) equipped with secondary containment facilities in areas of environmental sensitivity, and
- (c) serviced by a leak detection or monitoring system that is capable of detecting a failure or breach in the structural integrity in the primary containment vessel.

20.9 Signage

Signs are placed in compliance with the Hazardous Substances and New Organisms Act 1996.

20.10 Waste Management

Waste containing hazardous substances is stored in a manner that prevents:

- (a) exposure to ignition sources, and
- (b) the corrosion or other alteration of the containers used for the storage of the waste, and
- (c) the unintentional release of the waste.

Wastes are disposed of to authorised facilities.

20.11 Records

Records are kept of all types and quantities of hazardous substances and wastes produced or stored on the site. Records note method of waste disposal.

Appendix 19: McDonalds Lime Site – Old Te Kuiti Road

The following sets out the nature and extent of activities permitted by District Wide Rule 1.8 in respect of the existing limeworks site at 498 Old Te Kuiti Road, Otorohanga.

1. Site Layout

The layout of the McDonalds Lime site, including the extent and height of buildings, container storage areas, stockpiles, car parking and settling ponds existing as at 16 September 2010 as illustrated on plans attached to this appendix entitled:

- McDonald's Lime Otorohanga Plant Layout
- McDonald's Lime Otorohanga (Looking South East) – Cross Section
- McDonald's Lime Otorohanga (Looking North East) – Cross Section

2. Outside Lighting & Light Spill

Light emissions not exceeding the following (as measured 1.5 metres above ground level at the boundary of the property):

Overall Site, except the railway crossing area	10 lux
Railway Crossing area (having an approximate length of 30 metres) which requires additional lighting for Health & Safety Requirements	15 lux

3. Building Site Coverage

Refer to table in Standard 7A of Land Use Chapter which allows building coverage of up to 30% on Certificates of Title SA24D/1115 and SA14A/720.

4. Noise Emissions

Utilising the methods of assessment as outlined in section 14 of the District Plan, the noise limits for the site at 498 Old Te Kuiti Road shall not exceed the following existing noise levels when measured at sites 3 and 4 identified in the report prepared by Hegley Acoustic Consultants dated 22 November 2011 and entitled Plant Noise:

Location	L _{Aeq} (Day)	L _{Aeq} (Night)	L _{Amax} (Night)
Site 3	56dB	51dB	65dB
Site 4	67dB	62dB	70dB

5. Vehicle Movements

Vehicle movements to and from the site existing as at 16 September 2010:

Average Vehicles Movements per day		Maximum Total Vehicles Movements per day		Average Vehicles Movements per week		Maximum Total Vehicles Movements per week	
Heavy	Light	Heavy	Light	Heavy	Light	Heavy	Light
375	68	525	80	2220	475	3150	475
(63 Vehicles)	(34 vehicles)	(88 Vehicles)	(40 Vehicles)				

1 Heavy Vehicle = 6 Vehicle Movements

1 Light Vehicle = 2 Vehicle Movements

6. Hazardous Substances

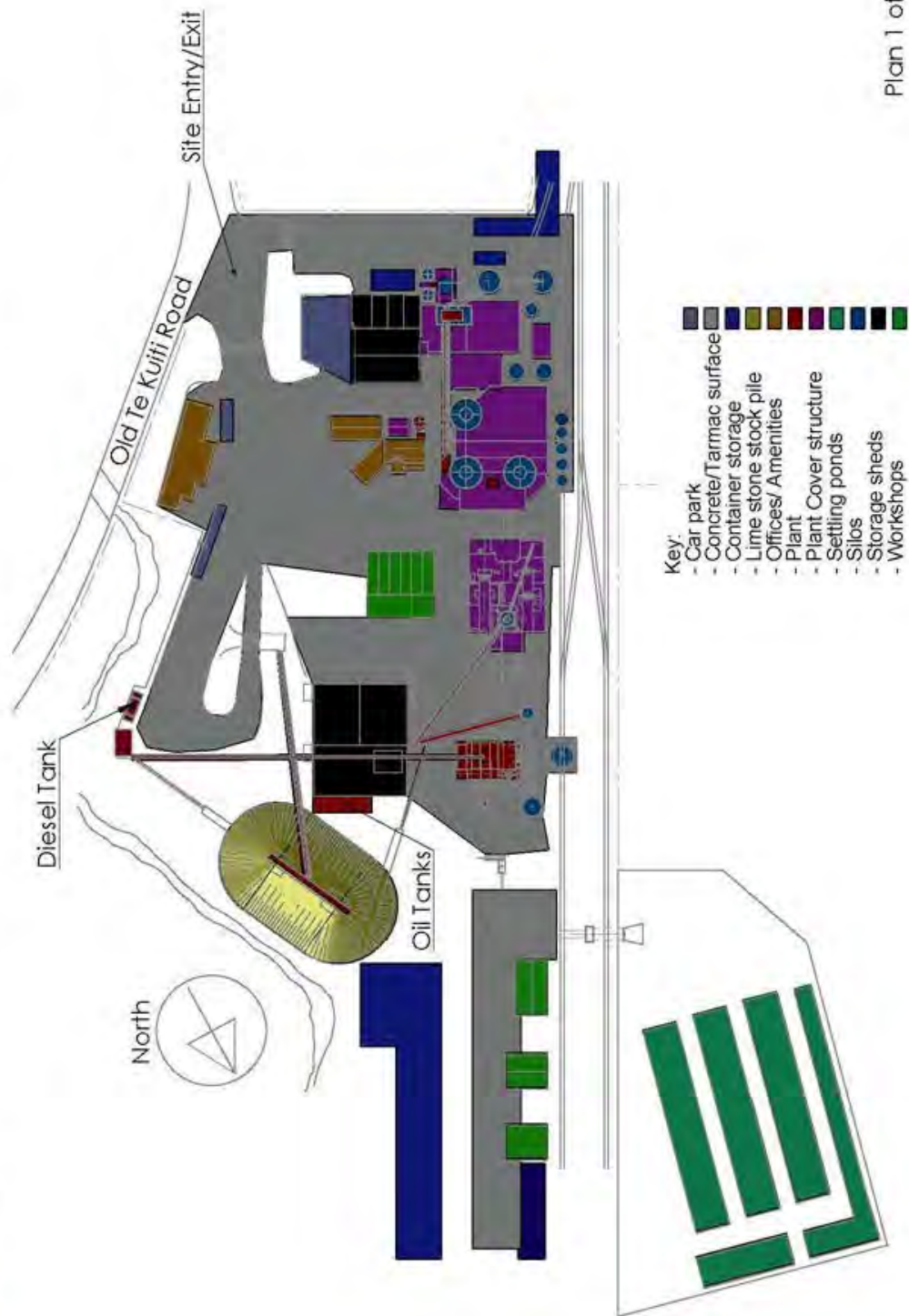
The use and storage of hazardous substances on site (including manufactured products) are held subject to the Hazardous Substances and New Organisms Act 1996. The volumes of substances authorised by Stationary Container and Location Test Certificates are held pursuant to Section 82 of the Hazardous Substances and New Organisms Act 1996, and are listed below.

HSNO Class	Description	Maximum Quantity
Class 2.1.1A	Flammable gases: LPG	500kg
Class 2.1.1A	Flammable gases: Acetylene	400m ³
Class 3.1A	Flammable Liquids: Solvents	400 litres
Class 3.1B	Flammable Liquids: Paints and Thinners	1,000 litres
Class 3.1D	Flammable Liquids: Diesel	13,600 litres
Class 4.3A	Dangerous when wet: Calcium Carbide	2kg
Class 5.1.1A	Oxidising Liquids / Solids	100kg
Class 5.1.2A	Oxidising Gases: Oxygen	200m ³
Class 3.1D	Flammable Liquids: Fuel Oil (Tank 1)	13,000 litres
Class 3.1D	Flammable Liquids: Fuel Oil (Tank 2)	31,000 litres



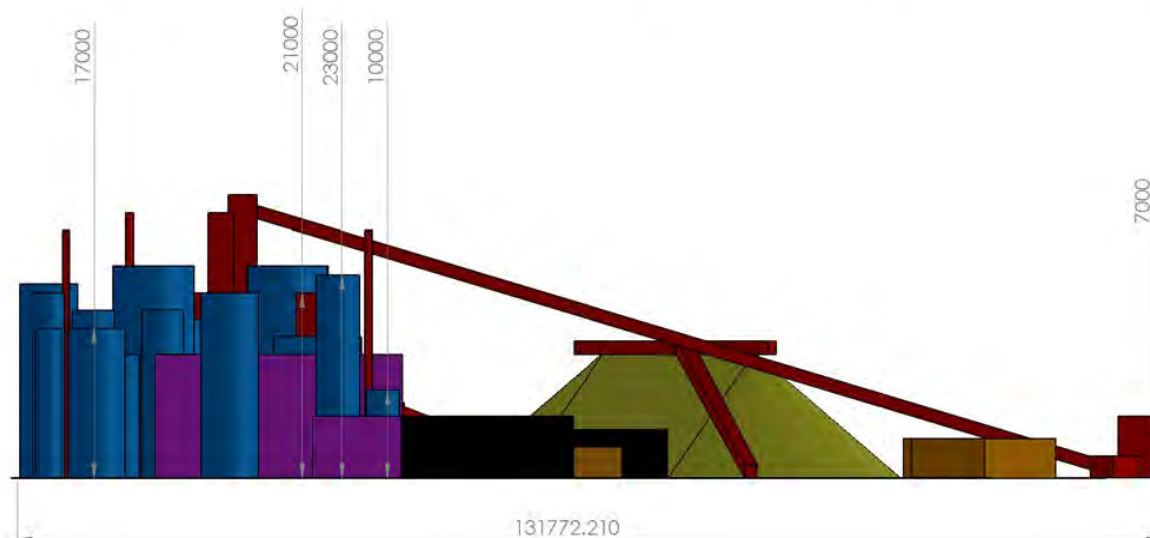
McDonald's Lime Limited

McDonald's Lime Otorohanga Plant Layout



Plan 1 of 3

McDonald's Lime Otorohanga (Looking North East)



McDonald's Lime Otorohanga (Looking South East)

