

## SECTION 9.0                      INDEX TO ASSESSMENT CRITERIA FOR DISCRETIONARY AND NON-COMPLYING ACTIVITIES

	Introduction to Criteria for Discretionary and Non-Complying Activities	221	CR 15.0	Spill Light or Stray Light Emissions	249
CR 1.0	<i>Indigenous vegetation Disturbance</i>	221	CR 16.0	Noise	250
CR 2.0	<i>Exotic vegetation Disturbance in Riparian Areas</i>	224	CR 17.0	Electromagnetic Radiation	251
CR 3.0	Special Vegetation <i>Disturbance</i> and Establishment	226	CR 18.0	<i>Traffic Generation, Vehicle Crossings, Private Roads &amp; Private Ways</i>	252
CR 4.0	<i>Earthworks</i>	227	CR 19.0	On-Site Carparking and <i>Manoeuvring</i>	254
CR 5.0	<i>Building Platforms</i>	229	CR 20.0	<i>Roads</i>	256
CR 6.0	<i>Buildings</i>	230	CR 21.0	Potable <i>Water</i> Supply	258
CR 7.0	Second Hand <i>Buildings</i>	235	CR 22.0	Collection and Disposal of Stormwater	259
CR 8.0	<i>Structures</i>	237	CR 23.0	Sewage Collection and Disposal	260
CR 9.0	<i>Lake Structures</i>	238	CR 24.0	Electricity and Telecommunication Lines	261
CR 10.0	<i>Hard surfaces</i>	239	CR 25.0	Subdivision	262
CR 11.0	Recreational Opportunities	240	CR 26.0	<i>Esplanade Reserves</i>	268
CR 12.0	Heritage Features	241	CR 27.0	Consultation with the Tangata Whenua	270
CR 13.0	<i>Signs</i>	247	CR 28.0	Tangata Whenua	272
CR 14.0	<i>Outdoor storage</i>	248	CR 29.0	Tangata Whenua Structure Plans	273

## INTRODUCTION TO CRITERIA FOR DISCRETIONARY AND NON-COMPLYING ACTIVITIES

Council will require an Assessment of Environmental *Effects* (AEE) in order to assess any application for a *Discretionary* or *Non-Complying Activity*. The AEE shall include an assessment of all the relevant Objectives and Policies of the Lakes A Zone and propose measures designed to avoid, remedy or mitigate the adverse *effects* on the environment.

The ‘Assessment Criteria and Information’ column is to be referred to for the purpose of assessment of the application and Council may require further information on such matters.

### CR 1.0 INDIGENOUS VEGETATION DISTURBANCE

ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS	MATTERS COUNCIL MAY IMPOSE CONDITIONS ON
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 1.1</b> The extent to which the <i>disturbance</i> of <i>indigenous vegetation</i> adversely affects identified:</p> <ul style="list-style-type: none"> <li>(a) <i>Recommended Areas for Protection (RAPs)</i> identified in Beadel SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area survey; and/or</li> <li>(b) <i>Protected Natural Areas (PNAs)</i> identified on the Planning Maps and in <b>Appendix 14</b> of <b>Volume 2</b> of the Lakes A Zone; and/or</li> <li>(c) Wildlife and Wildlife Habitats in the Bay of Plenty Region (Rasch 1989); and/or</li> <li>(d) Relevant Wildlife and Wildlife Habitat Schedules included in Environment Bay of Plenty Regional Plans.</li> </ul> <p><b>CR 1.2</b> The extent to which <i>indigenous vegetation disturbance</i> will adversely affect the integrity of <i>eco-units</i> and the viability, integrity and sustainability of <i>indigenous vegetation</i>, habitats and species in the Rotorua Lakes Ecological District.</p> <p><b>CR 1.3</b> The extent to which the <i>disturbance</i> of <i>indigenous vegetation</i> will adversely affects ecological corridors within the Rotorua Lakes</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location of the <i>disturbance</i> of <i>indigenous vegetation</i>.</li> <li>• Limiting the area of the <i>disturbance</i> of <i>indigenous vegetation</i>.</li> <li>• Specifying the methods by which the <i>disturbance</i> of <i>indigenous vegetation</i> is to be carried out.</li> <li>• Specifying staging, the time of day, season and weather <i>conditions</i> when the <i>disturbance</i> of <i>indigenous vegetation</i> can take place.</li> <li>• Requiring a <i>site</i> rehabilitation plan to include landscape and restoration including specifying plant species.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Requiring the fencing off of the remaining areas of <i>indigenous vegetation</i> from grazing animals.</li> <li>• Requiring a <i>pest plant</i> and <i>pest animal</i> control program.</li> <li>• Requiring procedures including a <i>site</i> assessment by a suitably qualified person recognised by the Historic Places Trust and/or consultation with the Tangata Whenua should the <i>disturbance</i> of <i>indigenous vegetation</i> disturb a</li> </ul>

<b>CR 1.0 INDIGENOUS VEGETATION DISTURBANCE</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>Ecological District.</p> <p><b>CR 1.4</b> The extent to which the <i>disturbance of indigenous vegetation</i> will adversely affect a <i>geothermal feature</i> or riparian area including <i>indigenous vegetation</i> associated with a <i>geothermal feature</i>.</p> <p><b>CR 1.5</b> The extent to which the <i>disturbance of the indigenous vegetation</i> will adversely affect the naturalness or natural character of the landscape.</p> <p><b>CR 1.6</b> The extent to which the <i>disturbance of indigenous vegetation</i> will detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 1.7</b> The extent to which the <i>disturbance of indigenous vegetation</i> will create edge <i>effects</i> from wind or light on the remaining <i>indigenous vegetation</i>.</p> <p><b>CR 1.8</b> The extent to which there is no practical alternative other than the proposed <i>disturbance of indigenous vegetation</i>:</p> <p>(a) To accommodate <i>development</i> otherwise permitted by this <i>Plan</i>;</p> <p>(b) To ensure safety or the integrity of existing <i>development</i> on the <i>site</i>;</p> <p>(c) For the purpose of providing daylight.</p> <p><b>CR 1.9</b> The extent to which remaining <i>indigenous vegetation</i> will be at threat from <i>pest animal</i> and <i>pest plants</i> and grazing animals.</p> <p><b>CR 1.10</b> The extent to which the more than minor adverse <i>effects</i> of the <i>disturbance of indigenous vegetation</i> can be remedied or mitigated on-site.</p> <p><b>CR 1.11</b> The extent to which the <i>disturbance of indigenous vegetation</i> adversely affects any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded. Where any recorded site will be disturbed, and where there is potential to disturb any unrecorded site, an assessment shall be obtained from a suitably qualified person recognised by the Historic Places Trust.</p>	<p>feature that has historical, cultural or spiritual significance but was previously unrecorded.</p> <ul style="list-style-type: none"> <li>• Requiring measures to address nuisance <i>effects</i> such as noise and dust associated with the <i>disturbance of indigenous vegetation</i>.</li> <li>• Specifying legal instruments such as covenants to be used to protect and manage <i>indigenous vegetation</i> on an ongoing basis.</li> <li>• Specify the provision of detailed information on the extent and composition of the vegetation and habitats present on a <i>site</i> before and after vegetation <i>disturbance</i> (including photographs).</li> <li>• Measures to manage <i>pest plants</i> and <i>pest animals</i> to avoid the <i>disturbance</i> or predation of wildlife or unwanted invasion of <i>pest plants</i> within <i>Protected Natural Areas (PNAs)</i> and <i>Recommended Areas for Protection (RAPs)</i>. This may require a <i>pest plants</i> and <i>pest animals</i> control programme.</li> </ul>

<b>CR 1.0 INDIGENOUS VEGETATION DISTURBANCE</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>Where the <i>disturbance</i> of <i>indigenous vegetation</i> may also require <i>earthworks</i> which may adversely affect the historical, cultural or spiritual significance of any recorded or unrecorded site or <i>waahi tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and that necessary authority has been obtained from the Historic Places Trust.</p>	
<p><b>CR 1.12</b> The extent to which the <i>disturbance</i> of <i>indigenous vegetation</i> is visible against a skyline that is covered by <i>indigenous vegetation</i>.</p>	
<p><b>CR 1.13</b> The extent to which the vegetation is subject to, or protects other <i>land</i> from, natural hazards (including erosion).</p>	
<p><b>CR 1.14</b> The extent to which the non-removal of <i>indigenous vegetation</i> affects the safe functioning of <i>roads</i>.</p>	
<p><b>CR 1.15</b> The extent to which vegetation <i>disturbance</i> will adversely affect aquatic and <i>wetland</i> ecosystems and their <i>buffers</i>, including trout and waterbird habitats.</p>	
<p><b>CR 1.16</b> The extent to which the <i>disturbance</i> of the <i>indigenous vegetation</i> includes <i>disturbance</i> of threatened <i>indigenous plant species</i>.</p>	

<b>CR 2.0 EXOTIC VEGETATION DISTURBANCE IN RIPARIAN AREAS</b>	
<b>Advisory Note:- “Riparian Area” covers both the aquatic/terrestrial interface and landscape matters. It will be clear in any consent condition, whether the condition imposed has the purpose of addressing aquatic/terrestrial interface matters or whether it has the purpose of addressing landscape matters.</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 2.1</b> The extent to which the <i>disturbance</i> of <i>exotic vegetation</i> will adversely affect a habitat of indigenous fauna.</p> <p><b>CR 2.2</b> The extent to which the <i>disturbance</i> of <i>exotic vegetation</i> will adversely affect ecological corridors within the Rotorua Lakes Ecological District.</p> <p><b>CR 2.3</b> The extent to which the adverse <i>effects</i> of <i>disturbance</i> of <i>exotic vegetation</i> can be remedied or mitigated by measures such as restoration or enhancement around and within the area subject to an application including the creation of ecological corridors and links.</p> <p><b>CR 2.4</b> The extent to which practical measures can be taken to protect the remaining <i>exotic vegetation</i> from <i>pest animal</i> and <i>pest plants</i> and grazing animals.</p> <p><b>CR 2.5</b> The extent to which the <i>disturbance</i> of <i>exotic vegetation</i> is to be replaced by vegetation of at least equivalent potential size and coverage.</p> <p><b>CR 2.6</b> The extent to which the <i>disturbance</i> of <i>exotic vegetation</i> has visual significance and where the <i>disturbance</i> does not detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 2.7</b> The extent to which the <i>disturbance</i> of <i>exotic vegetation</i> affects any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded. Where any recorded site will be disturbed, and where there is potential to disturb any unrecorded site, an assessment shall be obtained from a suitably qualified person recognised by the Historic Places Trust.</p> <p>Where the <i>disturbance</i> of <i>exotic vegetation</i> in riparian areas may also require <i>earthworks</i> which may adversely affect the historical,</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location of the <i>disturbance</i> of <i>exotic vegetation</i>.</li> <li>• Limiting the area of the <i>disturbance</i> of <i>exotic vegetation</i>.</li> <li>• Specifying the methods by which the <i>disturbance</i> of <i>exotic vegetation</i> is to be carried out.</li> <li>• Specifying staging, the time of day, season and weather conditions when the <i>disturbance</i> of <i>exotic vegetation</i> can take place.</li> <li>• Requiring a landscape plan to include <i>site</i> rehabilitation and restoration including specifying plant species.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Requiring fencing off of the remaining areas of <i>exotic vegetation</i> from grazing animals.</li> <li>• Requiring a <i>pest plant</i> and <i>pest animal</i> control program.</li> <li>• Requiring procedures including a <i>site</i> assessment by a suitably qualified person recognised by the Historic Places Trust and/or consultation with the Tangata Whenua should the <i>disturbance</i> of <i>exotic vegetation</i> disturb a feature that has historical, cultural or spiritual significance but was previously unrecorded.</li> <li>• Requiring measures to address nuisance <i>effects</i> such as noise and dust associated with the <i>disturbance</i> of <i>exotic vegetation</i>.</li> <li>• Specifying legal instruments such as covenants to be used to protect and manage <i>exotic vegetation</i> on an ongoing basis.</li> </ul>

<b>CR 2.0 EXOTIC VEGETATION DISTURBANCE IN RIPARIAN AREAS</b>	
<b>Advisory Note:- “Riparian Area” covers both the aquatic/terrestrial interface and landscape matters. It will be clear in any consent condition, whether the condition imposed has the purpose of addressing aquatic/terrestrial interface matters or whether it has the purpose of addressing landscape matters.</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>cultural or spiritual significance of any recorded or unrecorded site or <i>waahi tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and that necessary authority has been obtained from the Historic Places Trust.</p> <p><b>CR 2.8</b> The extent to which the <i>disturbance of exotic vegetation</i> has the potential to cause erosion, runoff, sedimentation and/or reduction in <i>water</i> quality.</p> <p><b>CR 2.9</b> The extent to which there is no practical alternative other than the proposed <i>disturbance of exotic vegetation</i>:</p> <ul style="list-style-type: none"> <li>(a) To accommodate <i>development</i> otherwise permitted by this <i>Plan</i>;</li> <li>(b) To ensure safety or the integrity of existing <i>development</i> on the <i>site</i>; and</li> <li>(c) For the purpose of providing daylight.</li> </ul> <p><b>CR 2.10</b> The extent to which the logging and transport of <i>exotic vegetation</i> off-<i>site</i> has adverse <i>effects</i> on community and roading safety.</p> <p><b>CR 2.11</b> The extent to which the <i>disturbance of exotic vegetation</i> will adversely affect aquatic and <i>wetland</i> ecosystems.</p> <p><b>CR 2.12</b> The extent to which the <i>disturbance of exotic vegetation</i> will affect the natural character of <i>lakes, rivers</i> and their margins.</p>	

<b>CR 3.0 SPECIAL VEGETATION DISTURBANCE AND ESTABLISHMENT</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 3.1</b> The extent to which the establishment of <i>exotic vegetation</i> will adversely affect or detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 3.2</b> The extent to which the establishment of <i>exotic vegetation</i> will adversely affect any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded. Where any recorded site will be disturbed, and where there is potential to disturb any unrecorded site, an assessment shall be obtained from a suitably qualified person recognised by the Historic Places Trust.</p> <p>Where the establishment of <i>exotic vegetation</i> may also require <i>earthworks</i> which may adversely affect the historical, cultural or spiritual significance of any recorded or unrecorded site or <i>waahi tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and that necessary authority has been obtained from the Historic Places Trust.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location of the establishment of <i>exotic vegetation</i>.</li> <li>• Limiting the area of the establishment of <i>exotic vegetation</i></li> <li>• Specifying staging, the time of day, season and weather conditions when the establishment of <i>exotic vegetation</i> can take place.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Requiring procedures including a <i>site</i> assessment by a suitably qualified person recognised by the Historic Places Trust and/or consultation with the Tangata Whenua should the establishment of <i>exotic vegetation</i> disturb a feature that has historical, cultural or spiritual significance but was previously unrecorded.</li> <li>• Requiring measures to address nuisance <i>effects</i> such as noise and dust associated with the establishment of <i>exotic vegetation</i>.</li> <li>• Specifying legal instruments such as covenants to be used to protect and manage <i>exotic vegetation</i> on an ongoing basis.</li> <li>• Specifying the species and size of any replacement vegetation.</li> </ul>

<p><b>CR 4.0</b> <span style="margin-left: 200px;"><b>EARTHWORKS</b></span></p>	
<p><b>Advisory Note:- “Riparian Area” covers both the aquatic/terrestrial interface and landscape matters. It will be clear in any consent condition, whether the condition imposed has the purpose of addressing aquatic/terrestrial interface matters or whether it has the purpose of addressing landscape matters.</b></p>	
<p><b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b></p>	<p><b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b></p>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 4.1</b> The extent to which the proposed <i>earthworks</i> are likely to exacerbate or contribute to flooding, erosion or instability of <i>land</i>, or the potential for flooding, sedimentation, erosion or instability of <i>land</i> due to the physical attributes of the <i>site</i> such as <i>slope</i> and soil composition and measures to mitigate or remedy these <i>effects</i>.</p> <p><b>CR 4.2</b> The extent to which the <i>earthworks</i> have the potential to adversely affect human safety.</p> <p><b>CR 4.3</b> The extent to which the <i>earthworks</i> may adversely affect</p> <p>(a) <i>Recommended Areas for Protection (RAPs)</i> identified in Beadel SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey; and/or</p> <p>(b) <i>Protected Natural Areas (PNAs)</i> identified on the Planning Maps and in <b>Appendix 14</b> of <b>Volume 2</b> of the Lakes A Zone.</p> <p><b>CR 4.4</b> The extent to which the <i>earthworks</i> may adversely affect the ecological integrity, viability, species and terrestrial habitat diversity including links and corridors within the Rotorua Lakes Ecological District.</p> <p><b>CR 4.5</b> The extent to which the <i>earthworks</i> may adversely affect a <i>geothermal feature</i> or riparian area including <i>indigenous vegetation</i> associated with a <i>geothermal feature</i> or riparian area.</p> <p><b>CR 4.6</b> The extent to which the <i>earthworks</i> have the potential to adversely affect <i>water</i> quality and aquatic habitat in adjoining streams and <i>lakes</i> and the recreational values of the streams and <i>lakes</i>.</p> <p><b>CR 4.7</b> The extent to which the <i>earthworks</i> may adversely affect the naturalness or natural character of the landscape.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Limiting the location, extent and depth of the <i>earthworks</i>.</li> <li>• Requiring <i>earthworks</i> to be carried out, as applicable, in accordance with: <ul style="list-style-type: none"> <li>- Specification for <i>Earthworks</i> Construction (F/1) - Transit NZ; or</li> <li>- NZS 4431:1989: Code of Practice for Earth Fill for Residential <i>Development</i>; or</li> <li>- A relevant code of practice.</li> </ul> </li> <li>• Where the <i>earthworks</i> are to construct a public <i>road</i> or one which will become public, an accessway, or a <i>building platform</i>: <ul style="list-style-type: none"> <li>- Requiring assessment by a soil engineer of <i>slope</i> stability or the detailed evaluation of the suitability of the natural ground for foundations;</li> <li>- Requiring control testing to be carried out by an organisation with Telarc Registration in all relevant tests.</li> </ul> </li> <li>• Specifying methods by which <i>earthworks</i> on the <i>site</i> are to be carried out including traffic <i>movements</i> on and off the <i>site</i>.</li> <li>• Specifying requirements for stabilising landform which may include retaining walls, <i>water</i> control, and the retention of vegetation.</li> <li>• Specifying sediment controls during construction.</li> <li>• Specifying location, extent, staging, the time of day, season and weather <i>conditions</i> under which the <i>earthworks</i> can take place.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Requiring procedures including a <i>site</i> assessment by a suitably qualified</li> </ul>



<b>CR 4.0 EARTHWORKS</b>	
<p><b>Advisory Note:- “Riparian Area” covers both the aquatic/terrestrial interface and landscape matters. It will be clear in any consent condition, whether the condition imposed has the purpose of addressing aquatic/terrestrial interface matters or whether it has the purpose of addressing landscape matters.</b></p>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p><b>CR 4.8</b> The extent to which the <i>earthworks</i> may adversely affect the integrity of the landscape views or detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 4.9</b> The extent to which the <i>earthworks</i> may adversely affect any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded. Where any recorded site will be disturbed, and where there is potential to disturb any unrecorded site, an assessment shall be obtained from a suitably qualified person recognised by the Historic Places Trust.</p> <p>Where <i>earthworks</i> may adversely affect the historical, cultural or spiritual significance of any recorded or unrecorded site or <i>waahi tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and that necessary authority has been obtained from the Historic Places Trust.</p> <p><b>CR 4.10</b> The extent to which there is no practical alternative other than the proposed <i>earthwork</i>:</p> <p>(a) To accommodate <i>development</i> otherwise permitted by this <i>Plan</i>;</p> <p>(b) To ensure safety or the integrity of existing <i>development</i> on the <i>site</i>.</p> <p><b>CR 4.11</b> The extent and type of vehicular traffic generated and the <i>effects</i> on the <i>site</i>, roading network and on the neighbouring properties in terms of noise and traffic and pedestrian safety during the proposed <i>earthwork</i>.</p> <p><b>CR 4.12</b> The extent to which the <i>earthworks</i> are subject to or have the potential to increase hazards, including erosion.</p> <p><b>CR 4.13</b> The extent to which the <i>earthwork</i> is visible against a skyline.</p>	<p>person recognised by the Historic Places Trust and/or consultation with Tangata Whenua should the <i>earthworks</i> disturb a feature that has historical, cultural or spiritual significance but was previously unrecorded.</p> <ul style="list-style-type: none"> <li>• Requiring measures to address nuisance <i>effects</i> such as noise and dust associated with the <i>earthworks</i>.</li> <li>• Requiring measures to ensure human safety.</li> <li>• Requiring that material is not placed where it could be washed into a <i>lake</i>, stream, <i>wetland</i>, <i>geothermal feature</i> or public <i>road</i>.</li> <li>• Specifying the extent to which any archaeological or historic site or <i>waahi tapu</i> is to be protected, including imposing covenants.</li> <li>• Specifying the provision of detailed information on the extent and composition of the vegetation and habitats present on a <i>site</i> before and after vegetation <i>disturbance</i> (including photographs).</li> </ul> <p><b>Note:</b> Areas where <i>earthworks</i> have been undertaken may be noted on property files and/or a hazard register.</p>

<b>CR 5.0 BUILDING PLATFORMS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 5.1</b> The extent to which the <i>building platform</i> intrudes into a <i>riparian area</i>, an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level.</p> <p><b>CR 5.2</b> The extent to which the <i>building platform</i> is less than 1 metre above <i>groundwater table</i>.</p> <p><b>CR 5.3</b> The extent to which the <i>building platform</i> cannot be accommodated in accordance with the <i>Permitted Activity</i> condition for <i>earthworks</i> and <i>indigenous vegetation disturbance</i>.</p> <p><b>CR 5.4</b> The extent to which vehicle access to the <i>building platform</i> can not be formed in accordance with the <i>Permitted Activity conditions</i> for <i>earthworks</i> and <i>indigenous vegetation disturbance</i>.</p> <p><b>CR 5.5</b> The extent to which the <i>building platform</i> is on <i>land</i> steeper than 25° or on areas of instability, on known active faults or affected by other natural or artificial hazards.</p> <p><b>CR 5.6</b> The extent to which the <i>building platform</i> encroaches into any <i>buffer</i>.</p> <p><b>CR 5.7</b> The extent to which the location of the <i>building platform</i> will affect the ability of a <i>building</i> to be built in accordance with <b>Rules 17.0 to 25.0</b>.</p> <p><b>CR 5.8</b> That it be demonstrated that any <i>habitable building</i> on a <i>building platform</i> that is wholly or partially within an <i>ephemeral watercourse</i> or a 2% <i>AEP</i> flood level has a floor level of at least 225mm above the <i>AEP</i> level.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the precise location of a <i>building platform</i> on a <i>site</i>.</li> <li>• Limiting the location of <i>earthworks</i> and <i>disturbance</i> of vegetation.</li> <li>• Specifying the <i>height</i> above <i>groundwater table</i> including works to achieve conformity with the <i>height</i>.</li> <li>• Requiring revegetation or on-site rehabilitation works that may include specifying plant species.</li> <li>• Specifying the location of access to the <i>building platform</i>.</li> <li>• Specifying alternative design to deal with stormwater flows.</li> <li>• Specifying measures to mitigate hazards.</li> <li>• Requiring landscaping or screening.</li> <li>• Requiring engineering design for <i>earthworks</i> and foundations.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Specifying staging, the time of day, season and weather conditions for on-site works in respect of vegetation <i>disturbance</i> and <i>earthworks</i>.</li> </ul>

<b>CR 6.0 BUILDINGS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>General Criteria Applicable to All Applications:</b></p> <p><b>CR 6.1</b> The extent to which the external design and location of the <i>building</i>:</p> <ul style="list-style-type: none"> <li>(a) Detracts from or promotes natural character;</li> <li>(b) Is visually prominent;</li> <li>(c) Affects the naturalness of the view from a <i>viewpoint</i>.</li> </ul> <p><b>CR 6.2</b> The extent to which the <i>building</i> and its principal elements are of a scale compatible with the attributes of the landscape policy area in which it is situated.</p> <p><b>CR 6.3</b> Where the proposal does not comply with more than one <i>building</i> design rule, the cumulative <i>effect</i> of the non-compliance.</p> <p><b>CR 6.4</b> Whether the <i>amenity values</i> (including privacy) of a neighbour would be adversely affected.</p> <p><b>CR 6.5</b> Whether the <i>building</i> will affect views obtained from any <i>habitable building</i>.</p> <p><b>CR 6.6</b> The extent to which the more than minor adverse <i>effects</i> of the proposed <i>building</i> can be remedied or mitigated on-<i>site</i> by measures such as landscaping, retention of vegetation or re-vegetation.</p> <p><b>CR 6.7</b> Whether an alternative design or location on <i>site</i> is able to address any adverse <i>effects</i>.</p> <p><b>In addition to the matters specified in General Criteria 6.1 to 6.7</b> the following matters in relation to individual elements of <i>building</i> design will be considered where applicable:</p> <p><b>CR 6.8 Site Coverage</b></p> <ul style="list-style-type: none"> <li>(a) The location of the <i>building</i> on a <i>site</i> in relation to other <i>buildings</i> and <i>site</i> boundaries so as not to visually link with any <i>building</i> on or off the <i>site</i> and thereby give the <i>effect</i> of</li> </ul>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the:             <ul style="list-style-type: none"> <li>- Location on a <i>site</i>;</li> <li>- Maximum <i>height</i> of the <i>structure</i>;</li> <li>- Maximum floor area of <i>building(s)</i>;</li> <li>- Reflectivity values;</li> <li>- Design themes including measures that will break the proposed <i>buildings</i> external form;</li> <li>- Separation distances from adjoining <i>sites</i>;</li> <li>- Landscaping;</li> <li>- Rehabilitation of disturbed <i>land</i>;</li> <li>- Stormwater disposal measures or off-set works;</li> <li>- Effluent disposal methods;</li> <li>- Minimum floor levels from the ground.</li> </ul> </li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Require procedures including an assessment by a suitably qualified person recognised by the Historic Places Trust and/or a historic heritage site assessment or consultation with the Tangata Whenua should the construction of the <i>structure</i> disturb a feature that has historical, cultural or spiritual significance but was not previously recorded.</li> <li>• Requiring measures to address nuisance <i>effects</i> such as noise associated with the construction of a <i>structure</i>.</li> <li>• Specifying maximum glare and light levels.</li> <li>• Specifying a separation distance from a high voltage transmission line or</li> </ul>

<b>CR 6.0 BUILDINGS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>one continuous <i>building</i> when viewed from a <i>lake, public reserve</i> or <i>public road</i>.</p> <p>(b) The extent to which the <i>building</i> is of a scale compatible with the attributes of the landscape policy area in which it is situated.</p> <p>In the Bush Settlement Area, the following matters will also be considered:</p> <p>(c) The provision of a <i>site</i> plan of the existing <i>site</i> which shows:</p> <ul style="list-style-type: none"> <li>• Existing <i>site</i> features including landforms and watercourses;</li> <li>• Existing vegetative cover, both indigenous and exotic;</li> <li>• Existing <i>site</i> works including tracks, drains, platforms or <i>buildings</i>.</li> </ul> <p>(d) The provision of a <i>site</i> plan of the proposed <i>development</i> showing:</p> <ul style="list-style-type: none"> <li>• Areas of <i>indigenous vegetation</i> to be protected;</li> <li>• Areas of revegetation and the type of vegetation;</li> <li>• Proposed accessways, <i>building platforms</i> and curtilage. Indicate whether tall forest, low forest, tall shrubland, flaxland, or low shrubland is to be established.</li> </ul> <p><b>Note:</b> Lower-growing species may be appropriate in viewshafts from houses, <i>riparian areas</i> and any effluent disposal areas.</p> <p>(e) If the <i>site</i> is not dominated by <i>indigenous vegetation</i>, the provision of a Revegetation Plan shall include the following components:</p> <p>(i) A planting schedule listing:</p>	<p>high pressure gas pipeline.</p> <ul style="list-style-type: none"> <li>• Requiring the provision of a plant maintenance and management programme.</li> <li>• The type of legal mechanism to be used to ensure that areas of <i>indigenous vegetation</i> and/or vegetation areas are retained and maintained.</li> <li>• Specifying revegetation including:             <ul style="list-style-type: none"> <li>- The areas to be planted;</li> <li>- The number, density, grade and species of plants;</li> <li>- <i>Site</i> preparation techniques;</li> <li>- The timing or staging for planting;</li> <li>- Inter-planting with later species after canopy closure or completion of construction;</li> <li>- Any additional plantings to be undertaken close to <i>buildings</i>;</li> <li>- A post-planting maintenance regime;</li> <li>- The extent of the <i>site</i> which must be vegetated or revegetated prior to the construction of any <i>building</i>;</li> <li>- The degree of canopy closure and <i>height</i> of plants required before revegetation is considered to be established.</li> </ul> </li> <li>• Specifying the type of qualifications/experience required by any person who will be certifying that the Revegetation Plan has been carried out satisfactorily to the Council specified standards.</li> <li>• Requiring a consent notice to be registered on the title of each <i>site</i> to ensure that, prior to the construction of a <i>building</i> and/or extensions to existing <i>buildings</i> on each <i>site</i>, protection management is in place for any existing or planted <i>indigenous vegetation</i> including maintenance, protection from <i>disturbance</i> and grazing, and management of <i>pest plants</i> and <i>pest animals</i> in perpetuity.</li> <li>• Specifying the type of legal mechanism to be used to ensure that areas of</li> </ul>

<b>CR 6.0 BUILDINGS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<ul style="list-style-type: none"> <li>• The local indigenous species to be used for different areas within the <i>site</i>;</li> <li>• The spacings for each species;</li> <li>• The size of the plants to be used and the anticipated rate of maturity and canopy closure.</li> </ul> <p>(ii) A planting programme including:</p> <ul style="list-style-type: none"> <li>• <i>Site</i> preparation techniques;</li> <li>• The timing or staging of planting;</li> <li>• Techniques for maintaining the planting and excluding exotic plants from the revegetation area;</li> <li>• Details of any intended inter-planting with later successional species after canopy closure or once construction is complete;</li> <li>• Any additional plantings to be undertaken close to <i>buildings</i>, <i>structures</i>, curtilage and accessways.</li> </ul> <p>(iii) A post-planting maintenance regime including:</p> <ul style="list-style-type: none"> <li>• A <i>pest plant</i> and <i>pest animal</i> management programme;</li> <li>• Details for permanent protection of the plantings and natural successional processes;</li> <li>• The legal mechanism(s) to be used to ensure that the existing or planted <i>indigenous vegetation</i> is protected.</li> </ul> <p>(f) The extent to which the Revegetation Plan achieves the Landscape Policies.</p> <p>(g) The extent to which the Revegetation Plan uses the</p>	<p><i>indigenous vegetation</i> and/or vegetation areas are retained and maintained.</p>

<b>CR 6.0 BUILDINGS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>methods in the Lakes A Zone Revegetation Guide.</p> <p>(h) The legal mechanism to be used to ensure that areas of <i>indigenous vegetation</i> and/or revegetation areas are to be maintained and retained.</p> <p>(i) The extent to which the legal mechanism(s) proposed provides protection from <i>disturbance</i> and grazing and management of <i>pest plants</i> and <i>pest animals</i> in perpetuity.</p> <p><b>CR 6.9 Height</b></p> <p>(a) Whether the wall <i>height</i> is broken up by shadows from eaves or surface texturing that mitigates the reflectivity of the <i>building</i>.</p> <p>(b) Whether the topography and particular <i>site</i> characteristics will mitigate the <i>effects</i> of the <i>building</i>.</p> <p>(c) Whether existing <i>indigenous vegetation</i> is retained.</p> <p><b>CR 6.10 Reflectivity Values</b></p> <p>(a) The proportion and overall dimensions of the external surface of the <i>building</i> which will exceed the reflectivity values.</p> <p>(b) Whether the <i>effect</i> of the reflectivity can be reduced or mitigated by shadows from eaves, surface texturing, panels or proximity to surfaces with lower reflectivity values.</p> <p>(c) The <i>effect</i> of glass used on the exterior of the <i>building</i> (including the amount, orientation and type of glass).</p> <p><b>CR 6.11 Viewpoints</b></p> <p>(a) Whether the naturalness of the view from a <i>viewpoint</i> is altered.</p> <p><b>CR 6.12 Skylines</b></p> <p>(a) The extent to which the <i>building</i> is visible against a skyline.</p>	

<b>CR 6.0</b>		<b>BUILDINGS</b>
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>		<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p><b>CR 6.13</b>    <i>Buffers</i></p> <p>(a)    The location of the <i>building</i> on <i>site</i> in relation to other <i>buildings</i> and <i>site</i> boundaries so as not to visually link with any <i>building</i> on or off the <i>site</i> and thereby give the <i>effect</i> of one continuous <i>building</i> when viewed from a <i>lake</i>, <i>public reserve</i> or <i>public road</i>.</p> <p><b>CR 6.14</b>    Where relevant, the inclusion of a <i>site</i> plan which demonstrates:</p> <ul style="list-style-type: none"> <li>•    <i>Building platforms</i> and access to them;</li> <li>•    Areas of <i>indigenous vegetation</i> that are to be retained;</li> <li>•    Areas of <i>land</i> that are to be revegetated in <i>indigenous vegetation</i>.</li> </ul> <p><b>CR 6.15</b>    Where relevant, details of:</p> <ul style="list-style-type: none"> <li>•    The legal mechanism to be used to ensure that areas of <i>indigenous vegetation</i> and/or revegetation areas are to be maintained and retained; and where revegetation is to be part of the proposal:</li> <li>•    The number, density and species of plants;</li> <li>•    The anticipated rate of maturity;</li> <li>•    The timing for planting;</li> <li>•    A maintenance and plant management programme.</li> </ul>		

<b>CR 7.0 SECOND HAND BUILDINGS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 7.1</b> The external finish and appearance of the <i>building</i>.</p> <p><b>CR 7.2</b> The nature and timing of any upgrading work to be done to achieve a standard of appearance equivalent to a new <i>building</i>.</p> <p><b>CR 7.3</b> The ability to comply with the requirements of the New Zealand Building Code.</p> <p><b>CR 7.4</b> All relevant matters identified in <b>CR 5.0 and CR 6.0</b> relating to <i>buildings</i>.</p> <p><b>CR 7.5</b> Whether <i>buildings</i> contain cultural or historic heritage features.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the external materials to be used to clad the <i>building</i>.</li> <li>• Specifying the alterations to the exterior of the <i>building</i> to ensure the materials used, finish and detail is compatible with the era of the <i>building</i>, including but not limited to, verandahs, steps and decorative features.</li> <li>• Specifying that the exterior be painted with a minimum of one undercoat and two topcoats.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Specifying a time period for any work to be completed.</li> <li>• Specifying the:             <ul style="list-style-type: none"> <li>- Location on a <i>site</i>;</li> <li>- Maximum <i>height</i> of the <i>structure</i>;</li> <li>- Maximum floor area of <i>building(s)</i>;</li> <li>- Reflectivity values;</li> <li>- Design themes including measures that will break the proposed <i>buildings</i> external form;</li> <li>- Separation distances from adjoining <i>sites</i>;</li> <li>- Landscaping;</li> <li>- Rehabilitation of disturbed <i>land</i>;</li> <li>- Re-vegetation;</li> <li>- Stormwater disposal measures or off-set works;</li> <li>- Effluent disposal methods.</li> </ul> </li> <li>• Minimum floor levels from the ground.</li> <li>• Require procedures including an historic heritage site assessment or consultation with the Tangata Whenua should the construction of the <i>structure</i> disturb a feature that has historical, cultural or spiritual significance but was not previously recorded.</li> </ul>



<b>CR 7.0 SECOND HAND BUILDINGS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
	<ul style="list-style-type: none"><li>• Requiring measures to address nuisance <i>effects</i> such as noise associated with the construction of a <i>structure</i>.</li><li>• Specifying maximum glare and light levels.</li><li>• Specifying a separation distance from a high voltage transmission line or high pressure gas pipeline.</li></ul>

<b>CR 8.0 STRUCTURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 8.1</b> The extent to which the <i>structure(s)</i> are obtrusively visible when viewed from a <i>lake, public reserve</i> or <i>public road</i>, or detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 8.2</b> The extent to which the <i>structure</i> can be <i>seen</i> against the skyline when viewed from a <i>lake, public reserve</i>, or <i>public road</i>.</p> <p><b>CR 8.3</b> The extent to which <i>earthworks</i> associated with the construction or placement of the <i>structure</i> exceed the limits for <i>Permitted Activities</i> and are visible against a skyline or adversely affect the integrity of the landscape, or detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 8.4</b> The extent to which <i>earthworks</i> associated with the construction or placement of the <i>structure</i> exceed the limits for <i>Permitted Activities</i> and adversely affect the naturalness or natural character of the landscape.</p> <p><b>CR 8.5</b> The extent to which the <i>disturbance</i> of vegetation associated with the construction or placement of the <i>structure</i> exceed the limits for <i>Permitted Activities</i> and are visible against a skyline or adversely affect the integrity of the landscape, or detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 8.6</b> The extent to which the <i>disturbance</i> of vegetation associated with the construction or placement of the <i>structure</i> exceed the limits for <i>Permitted Activities</i> and adversely affects the naturalness or natural character of the landscape.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location of a <i>structure</i> on the <i>site</i>.</li> <li>• Specifying reflectivity values.</li> <li>• Specifying the <i>height</i> of the <i>structure(s)</i> above <i>ground level</i>.</li> <li>• Requiring the <i>structure</i> to be made of natural materials.</li> <li>• Requiring a landscaping plan that may specify <i>site</i> rehabilitation and restoration including specifying plant species.</li> <li>• Specifying staging, the time of day, season and weather conditions when the <i>structure</i> can be constructed or placed <i>on-site</i>.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Limiting the area of the <i>disturbance</i> of vegetation.</li> <li>• Limiting the area and volume of <i>earthworks</i>.</li> <li>• Requiring measures to address nuisance <i>effects</i> such as noise and dust.</li> <li>• Requiring procedures including an assessment by a suitably qualified person recognised by the Historic Places Trust and/or consultation with the Tangata Whenua should <i>earthworks</i> associated with the construction or placement of a <i>structure</i> disturb a feature that has historical, cultural or spiritual significance but was previously unrecorded.</li> </ul>

<b>CR 9.0 LAKE STRUCTURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 9.1</b> The extent to which the cumulative <i>effects</i> of the proposed <i>structure</i> in relation to other <i>structures</i> in the vicinity has on visual amenity, landscapes and natural character.</p> <p><b>CR 9.2</b> The extent to which the <i>structure</i> is able to be used by the general public.</p> <p><b>CR 9.3</b> The extent to which the <i>structure</i> will result in private occupation of public space.</p> <p><b>CR 9.4</b> The extent to which the <i>structure</i> has adverse <i>effects</i> on public access along <i>lake</i> margins and to the <i>lakes</i>.</p> <p><b>CR 9.5</b> The extent to which there is currently practical accessibility to existing <i>structures</i>.</p> <p><b>CR 9.6</b> The extent to which there is a likelihood of the <i>structure</i> being used for mooring of boats/<i>vessels</i> and the <i>effects</i> that this would have on visual amenity, landscapes and natural character.</p> <p><b>CR 9.7</b> The extent to which the <i>structure</i> would have adverse <i>effects</i> on aquatic habitats and <i>indigenous vegetation</i>, and habitats of trout.</p> <p><b>CR 9.8</b> The extent to which the construction and placement of the <i>structure</i> would have adverse <i>effects</i> on <i>lake</i> edge <i>wetlands</i> and areas of emergent <i>indigenous vegetation</i> and the naturalness of the <i>lake</i> margins.</p> <p><b>CR 9.9</b> The extent to which the <i>structure</i> would have adverse <i>effects</i> on the breeding, feeding, moulting and nesting of indigenous birds.</p> <p><b>CR 9.10</b> The extent to which the <i>structure</i> would have adverse <i>effects</i> on natural processes in the <i>lake</i> including erosion and accretion.</p> <p><b>CR 9.11</b> The extent to which the design and construction of the <i>structure</i> takes into account natural <i>lake</i> level fluctuations.</p> <p><b>CR 9.12</b> The extent to which <i>earthworks</i> associated with the construction and placement of the <i>structure</i> exceeds the limits for <i>Permitted Activities</i> and adversely affects the naturalness of the <i>lake</i> margins.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location of the <i>structure</i>.</li> <li>• Specifying the maximum dimensions of the <i>structure</i> including <i>height</i>.</li> <li>• Specifying materials, appearance, reflectivity values.</li> <li>• Specifying restrictions on use of the <i>structure</i> as a permanent or long term mooring.</li> <li>• Specifying staging, the time of day, season and weather conditions when the construction of the <i>structure</i>, including the use of machinery, is to be undertaken.</li> <li>• Requiring public use, and/or sharing with neighbours to limit the number of <i>lake structures</i> in a locality.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Requiring monitoring of the natural values that may be adversely affected by the consented activity.</li> <li>• Requiring the <i>structure</i> to be made of natural materials.</li> <li>• Requiring measures to address nuisance <i>effects</i> such as noise and dust.</li> <li>• Requiring procedures including a <i>site</i> assessment by a suitably qualified person recognised by the Historic Places Trust and consultation with the Tangata Whenua should <i>earthworks</i> associated with the construction or placement of a <i>structure</i> disturb a feature that has historical, cultural or spiritual significance but was previously unrecorded.</li> <li>• Specifying the time period for the consent, to require removal or reapproval of the <i>structure</i>.</li> <li>• Specifying requirements to offset or reduce adverse <i>effects</i> on the breeding, feeding, moulting and nesting of indigenous birds.</li> </ul>

<b>CR 10.0 HARD SURFACES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 10.1</b> The extent to which vegetation <i>disturbance</i> and <i>earthworks</i> are required or avoided in order to form the <i>hard surface</i> area.</p> <p><b>CR 10.2</b> The extent to which the <i>hard surface</i> area is to be located in a <i>riparian area</i> or affects a <i>geothermal feature</i> including <i>indigenous vegetation</i> associated with that feature.</p> <p><b>CR 10.3</b> The extent to which the <i>hard surface</i> area may adversely affect any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded.</p> <p><b>Note:</b> Where vegetation <i>disturbance</i> and/or <i>earthworks</i> are required to create <i>hard surfaces</i> which may adversely affect the historical, cultural or spiritual significance of any recorded site or <i>waahi tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and that necessary authority has been obtained from the Historic Places Trust.</p> <p><b>CR 10.4</b> The extent to which the <i>hard surface</i> will adversely affect the naturalness or natural character of the landscape.</p> <p><b>CR 10.5</b> The extent to which the <i>hard surface</i> area is visible from a <i>lake</i> or <i>public reserve</i> or detracts from the naturalness of the view obtained from a <i>viewpoint</i>.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the Location of the <i>hard surface</i> areas on a <i>site</i>.</li> <li>• Requiring procedures including an historic heritage site assessment or consultation with the Tangata Whenua should the construction of the surface disturb a feature that has historical, cultural or spiritual significance but was not previously recorded.</li> <li>• Requiring measures to address nuisance <i>effects</i> such as noise and dust associated with the formation of the <i>hard surface</i> area.</li> <li>• Limiting the area of the <i>disturbance</i> of <i>indigenous</i> and <i>exotic vegetation</i>.</li> <li>• Limiting the location, extent and depth of the <i>earthworks</i>.</li> <li>• Specifying the methods by which the <i>disturbance</i> of <i>indigenous vegetation</i> and/or <i>earthworks</i> are to be carried out.</li> <li>• Requiring a <i>site</i> rehabilitation plan to include landscaping and restoration including specifying plant species.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Specifying legal instruments such as covenants to be used to protect and manage remaining <i>indigenous vegetation</i> on-site on an ongoing basis.</li> </ul>

<b>CR 11.0 RECREATIONAL OPPORTUNITIES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 11.1</b> The extent to which safety and enjoyment of other <i>lake</i> users may be affected by <i>motor craft</i> speeds.</p> <p><b>CR 11.2</b> The extent to which the noise from <i>motor craft</i> will affect the amenity of the <i>lake</i> and its <i>catchment</i> for visitors and residents.</p> <p><b>CR 11.3</b> The extent to which the placement of access lanes will adversely affect:(a) Aquatic and terrestrial ecosystems and habitats and indigenous wildlife;</p> <p style="padding-left: 20px;">(b) <i>Wetlands</i> and areas of <i>indigenous vegetation</i>;</p> <p style="padding-left: 20px;">(c) The amenity of nearby residents and visitors;</p> <p style="padding-left: 20px;">(d) The values of any <i>Esplanade Reserve</i> or <i>Strip</i>;</p> <p style="padding-left: 20px;">(e) Traffic safety and vehicle access to and from public <i>roads</i>;</p> <p style="padding-left: 20px;">(f) The noise environment expected in each Policy Area;</p> <p style="padding-left: 20px;">(g) The proximity of the access lane to adequate toilet and refuse disposal facilities.</p> <p><b>CR 11.4</b> The extent to which the formation of tracks will adversely affect known heritage features, including <i>waahi tapu</i> and archaeological sites.</p> <p><b>Note:</b> Applications for activities that do not comply with the <i>conditions</i> of <b>Rule 12.1.1</b> will be assessed under <b>CR1.0</b>, <b>CR2.0</b>, or <b>CR3.0</b> as appropriate.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying maximum speeds on the surface of the <i>lake</i>.</li> <li>• Specifying times of day, days of the <i>week</i>, or months of the year speeds may be exceeded.</li> <li>• Specifying types of <i>motor craft</i>.</li> <li>• Specifying placement of access lanes.</li> <li>• Specifying restrictions on vehicle access to and from public <i>roads</i>.</li> <li>• Specifying establishment or upgrading of vehicle access and parking areas.</li> <li>• Specifying types of motor silencing.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Requiring monitoring of the natural values that may be adversely affected by the consented activity.</li> <li>• Specifying requirements to offset or reduce adverse <i>effects</i> on the breeding, feeding, moulting and nesting of indigenous birds.</li> <li>• Specifying areas where an activity may or may not occur.</li> </ul>

<b>CR 12.0 HERITAGE FEATURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 12.1 Structures, Buildings and Objects</b></p> <p><b>CR 12.1.1</b> The extent to which the design of the proposal and the assessment of <i>effects</i> take into consideration the following:</p> <ul style="list-style-type: none"> <li>(a) The conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value attached as <b>Appendix 9.0 of Volume 2</b> of the Lakes A Zone;</li> <li>(b) Any New Zealand Historic Places Trust registration and the reasons for this registration of the heritage item under the Historic Places Act 1993;</li> <li>(c) The policies of any Conservation Plan and/or heritage survey field sheet relating to the heritage item;</li> <li>(d) The associated significance (if any) of the <i>land</i> surrounding the heritage item;</li> <li>(e) Any recommendations made by the New Zealand Historic Places Trust and any other professionally recognised party in heritage conservation issues, where relating to Category 1 NZHPT items or others, which, in Council’s opinion might benefit from the recommendations.</li> </ul> <p><b>CR 12.1.2</b> A Conservation Plan is to be submitted for any applications involving changes to any Category 1 NZHPT item (or where in Council’s opinion the application involves significant work or alterations to any heritage item). The Conservation Plan will be assessed in accordance with the extent to which it makes provision for the following:</p> <ul style="list-style-type: none"> <li>(a) A statement of the significance of the heritage item;</li> <li>(b) The physical condition and structural integrity of the heritage item;</li> <li>(c) The physical conservation, action and care necessary for</li> </ul>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <p><b>Structures, Buildings and Objects</b></p> <ul style="list-style-type: none"> <li>• Requiring maintenance, reconstruction or restoration of the heritage item in accordance with the Conservation Plan which may include the use of legal instruments (e.g. covenants) to protect the feature on an ongoing basis.</li> <li>• Requiring that the recording (and research where appropriate) of a heritage resource be undertaken by a suitably qualified person before any demolition or destruction to the resource occurs and copies given to the consent authority and the New Zealand Historic Places Trust.</li> <li>• Requiring a Landscape Treatment Plan and implementation of that plan within a given time.</li> <li>• Requiring financial contributions in accordance with the District <i>Plan</i>.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Requiring <i>on-site</i> or <i>off-site</i> works and services to avoid, remedy, mitigate or off-set adverse <i>effects</i>.</li> </ul>

<b>CR 12.0 HERITAGE FEATURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>returning or revealing the heritage significance (this may include maintenance, reconstruction or restoration);</p> <p>(d) Activities which may be compatible with the protection of the heritage item, and those which might be constrained by them;</p> <p>(e) Measures to enable the cultural significance of a place to be retained.</p> <p><b>CR 12.1.3</b> The extent to which <b>alterations and additions</b> are to be carried out in a way that is in keeping with and does not detract from those features for which the heritage item has been listed.</p> <p><b>CR 12.1.4</b> The extent to which alterations and additions to the <b>exterior</b> of any heritage item are to be carried out in a way that takes account of, is sympathetic to and protects the following elements:</p> <p>(a) Heritage value and neighborhood character;</p> <p>(b) Style and character of the <i>building</i>;</p> <p>(c) Scale, form and detailing, including roof form, roof angle and eaves;</p> <p>(d) Minimum loss of historic fabric, significant materials and original craftsmanship;</p> <p>(e) Original materials, including cladding profiles, colour and texture;</p> <p>(f) Original setting, including protection and maintenance of surrounding trees and gardens.</p> <p><b>CR 12.1.5</b> The extent to which alterations and additions to the <b>interior</b> of any heritage item are to be carried out in a way that takes account of, is sympathetic to and retains those features specifically noted in any Conservation Plan for the heritage item and protects the following elements:</p> <p>(a) Original floor plan;</p> <p>(b) Scale, form and volume of internal spaces;</p>	

<b>CR 12.0 HERITAGE FEATURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>(c) Detailing of joinery and decorative features;</p> <p>(d) Significant architectural elements;</p> <p>(e) Significant finishes.</p> <p><b>CR 12.1.6</b> The extent to which, where <b>part or total demolition or removal</b> of the heritage item is proposed, consideration has been given to the following factors:</p> <p>(a) The heritage significance of the <i>building</i> and whether there is any change in circumstances that has resulted in a reduction of significance since the item was listed;</p> <p>(b) Whether the <i>building</i> can be economically adapted for re-use;</p> <p>(c) Whether any object can be relocated on or off the <i>site</i> and the impact that relocation would have on the heritage significance of that object;</p> <p>(d) Whether any alteration to the area can be made that retains the heritage significance of the item while accommodating the objective of the applicant.</p> <p><b>CR 12.1.7</b> The extent to which <b>new development or activities</b> affecting heritage items detract from the appearance and integrity of the heritage item with particular regard to the:</p> <p>(a) Visual impact of <i>signs</i>, and exterior lighting;</p> <p>(b) Location of driveways and carparking;</p> <p>(c) Need for landscape treatment including paths, fencing and gates.</p> <p><b>CR 12.1.8</b> The extent to which more than minor adverse <i>effects</i> can be adequately avoided, remedied, mitigates or offset through provision of works and services on or off the <i>site</i> and/or through payment or provision of a financial contribution.</p>	



<b>CR 12.0 HERITAGE FEATURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p><b>CR 12.2 Trimming, Pollarding or Surgically Treating of Scheduled Trees</b></p> <p><b>CR 12.2.1</b> A Conservation Plan may be required for any work or activity affecting a listed tree. The Conservation Plan will be assessed in accordance with the extent to which it makes provision for the following:</p> <ul style="list-style-type: none"> <li>(a) A statement of the significance of the listed tree;</li> <li>(b) The condition of the listed tree;</li> <li>(c) The <i>effects</i> on the significance of the tree of the work or activity to be carried out;</li> <li>(d) Measures proposed for retaining the health and significance of the listed tree;</li> <li>(e) The expert advice that has been received regarding the proposal.</li> </ul> <p><b>CR 12.2.2</b> The extent to which activities within the dripline of any listed tree:</p> <ul style="list-style-type: none"> <li>(a) Alter the soil levels or watertable by addition or excavation or compaction;</li> <li>(b) May <i>discharge</i> or disperse any toxic substance;</li> <li>(c) Place any weed membrane or any other impervious surfacing;</li> <li>(d) Carry out any use, excavation or construction work or any other activity which will damage, destroy or detract from the appearance and survival of the tree.</li> </ul> <p><b>CR 12.2.3</b> The extent to which more than minor adverse <i>effects</i> can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the <i>site</i> and/or through payment or provision of a financial contribution.</p>	<p><b>Trimming, Pollarding or Surgically Treating Scheduled Trees</b></p> <ul style="list-style-type: none"> <li>• Requiring maintenance of the tree in accordance with the Conservation Plan, which may include the use of legal instruments (e.g. covenants) to protect the feature on an ongoing basis.</li> <li>• Requiring a Landscape Treatment Plan and implementation of that plan within a given time.</li> <li>• Requiring limitations on uses which may create adverse <i>effects</i> on the listed tree.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• Requiring financial contributions in accordance with the District <i>Plan</i>.</li> <li>• Requiring on-<i>site</i> or off-<i>site</i> works and services to avoid, remedy, mitigate or off-set adverse <i>effects</i>.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> </ul>

<b>CR 12.0 HERITAGE FEATURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p><b>CR 12.3 Alterations to Archaeological Sites and <i>Waahi Tapu</i></b></p> <p><b>CR 12.3.1</b> The extent to which <i>development</i> can be designed so as to avoid the need to alter the <i>site</i>, or where this is not possible, the extent to which the proposal gives regard to:</p> <ul style="list-style-type: none"> <li>(a) The significance of the place to the Tangata Whenua;</li> <li>(b) The conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value attached as an <b>Appendix 9.0 of Volume 2</b> of the Lakes A Zone;</li> <li>(c) The policies of any Conservation Plan and heritage inventory relating to the heritage resource;</li> <li>(d) The associated significance (if any) of the <i>land</i> surrounding the archaeological site or <i>waahi tapu</i>;</li> <li>(e) Any recommendations made by the New Zealand Historic Places Trust and any other professionally recognised party in heritage conservation issues.</li> </ul> <p><b>CR 12.3.2</b> A Conservation Plan will be required for any activity involving the alteration of any archaeological site or <i>waahi tapu</i>. The Conservation Plan will be assessed in accordance with the extent to which it makes provision for the following:</p> <ul style="list-style-type: none"> <li>(a) A statement of the significance of the archaeological site;</li> <li>(b) The condition of the archaeological site or <i>waahi tapu</i>;</li> <li>(c) The physical conservation, action and care necessary for returning or revealing the heritage significance;</li> <li>(d) Activities which may be compatible with the archaeological site or <i>waahi tapu</i>;</li> <li>(e) Measures to enable the cultural significance of the archaeological site to be retained.</li> </ul> <p><b>CR 12.3.3</b> The extent to which activities adversely affect the physical structure and integrity of any archaeological site by the removal, addition, excavation or compaction of any soil, rock or other</p>	<p><b>Alterations to Archaeological Sites and <i>Waahi Tapu</i></b></p> <ul style="list-style-type: none"> <li>• Requiring maintenance of the <i>waahi tapu</i> and archaeological site in accordance with the Conservation Plan.</li> <li>• The use of legal instruments (e.g. covenants) to protect a feature on an ongoing basis.</li> <li>• Requiring a Landscape Treatment Plan and implementation of that plan within a given time.</li> <li>• Requiring limitations on uses which may create adverse <i>effects</i> on the listed archaeological site or <i>waahi tapu</i>.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• Requiring financial contributions in accordance with the District <i>Plan</i>.</li> <li>• Requiring on-site or off-site works and services to avoid, remedy, mitigate or offset adverse <i>effects</i>.</li> <li>• Requiring that an archaeological site survey be undertaken prior to any work being undertaken on-site.</li> <li>• Requiring a heritage covenant to be registered in respect of an archaeological site or <i>waahi tapu</i>.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Limiting the location, extent, staging, the time of day, season and weather <i>conditions</i> under which <i>earthworks</i> are able to be undertaken.</li> <li>• Requiring fencing off of the feature.</li> <li>• Specifying the location, extent, staging, time of day, season and weather conditions under which vegetation is required to be removed.</li> </ul>

<b>CR 12.0 HERITAGE FEATURES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>materials.</p> <p><b>CR 12.3.4</b> The extent to which vegetation planted on or in the vicinity of any archaeological site is likely to cause damage to or detract from the feature(s) for which the <i>site</i> has been scheduled.</p> <p><b>CR 12.3.5</b> The extent to which more than minor adverse <i>effects</i> can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the <i>site</i> and/or through payment or provision of a financial contribution.</p>	

<b>CR 13.0</b>		<b>SIGNS</b>
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>	
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 13.1</b> The extent to which the <i>sign(s)</i> are obtrusively visible (particularly against the skyline) from a <i>lake, public reserve</i> or public <i>road</i>.</p> <p><b>CR 13.2</b> The extent to which the design, size and appearance of the <i>sign</i> is in character with the associated <i>buildings</i> or <i>structures</i> and the particular policy area.</p> <p><b>CR 13.3</b> The extent to which larger <i>signs</i> are warranted for traffic safety.</p> <p><b>CR 13.4</b> The extent to which the number and the location of <i>signs</i> causes a visual clutter that detracts from the naturalness of the environment.</p> <p><b>CR 13.5</b> The extent to which the scale of the <i>sign</i> visually dominates and adversely affects the naturalness of the environment.</p> <p><b>CR 13.6</b> The extent to which the <i>sign</i> will detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 13.7</b> The extent to which the <i>sign</i> affects traffic safety particularly by obstructing sightlines.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Limiting the size or number of a <i>sign</i> or <i>sign(s)</i> per <i>site</i>.</li> <li>• Specifying the location of a <i>sign</i> on the <i>site</i>.</li> <li>• Specifying reflectivity values.</li> <li>• Specifying the <i>height</i> of the <i>sign(s)</i> above <i>ground level</i>.</li> <li>• Specifying illumination levels.</li> <li>• Specifying natural materials for the <i>structure</i> on which the <i>sign</i> is to be affixed.</li> <li>• Specifying the design or style of <i>sign</i> in keeping with the style of <i>building</i> it is associated with.</li> <li>• Specifying the direction of any lighting to reduce glare.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> </ul>	

<b>CR 14.0 OUTDOOR STORAGE</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 14.1</b> The extent to which any <i>outdoor storage</i> would have an adverse <i>effect</i> on natural character, or the character of each policy area.</p> <p><b>CR 14.2</b> The extent to which any <i>outdoor storage</i> can be viewed from, or cause nuisance to, an abutting <i>site</i>.</p> <p><b>CR 14.3</b> The extent to which any <i>outdoor storage</i> detracts from the naturalness of the view obtained from a <i>viewpoint</i>.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the volume and location of the item to be stored.</li> <li>• Requiring landscape planting or screening.</li> <li>• Specifying the type of material to be stored.</li> <li>• Requiring measures to be carried out to avoid or mitigate any odour.</li> <li>• Specifying the duration of any storage.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> </ul>

<b>CR 15.0 SPILL LIGHT OR STRAY LIGHT EMISSIONS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 15.1</b> The degree to which the lighting would cause nuisance to the occupants of any <i>habitable building</i> or to <i>road</i> users.</p> <p><b>CR 15.2</b> The extent to which the light emissions would detract from the natural character of the unbuilt non-settlement areas within the Lakes A Zone.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the type, location, and direction of lighting to be used.</li> <li>• Specifying the luminance levels.</li> <li>• Requiring measures to be carried out to avoid or mitigate any higher luminance levels.</li> <li>• Specifying hours of operation.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> </ul>

<b>CR 16.0 NOISE</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 16.1</b> The extent to which any additional noise can be mitigated through acoustic insulation, modification of equipment, <i>building</i> design, or acoustic screening (e.g. fences or bunds).</p> <p><b>CR 16.2</b> The extent to which management practices can limit the adverse <i>effects</i> of any additional noise.</p> <p><b>CR 16.3</b> The ability to create and maintain separation distances between the proposed noise source and any <i>habitable building</i>, or reserve.</p> <p><b>CR 16.4</b> The availability of alternative locations for the activity.</p> <p><b>CR 16.5</b> The prospect of technological advances in equipment that may enable a reduction of noise levels in the future.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the manner in which noise levels shall be reduced or managed.</li> <li>• Requiring acoustic engineering design of any acoustic insulation treatment, design, or screening requiring measures to reduce noise levels to be implemented by a specified time.</li> <li>• Requiring monitoring of the performance of any design or any certification that the design will achieve compliance with <i>conditions</i> of consent.</li> <li>• Requiring a progressive improvement in noise performance where an existing noise source requires improvement or where the current technology has limitations. Such improvements may be considered through a review of <i>conditions</i> under section 128 of the <i>RMA</i>.</li> <li>• Specifying the location for particular noise sources.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> </ul>

<b>CR 17.0 ELECTROMAGNETIC RADIATION</b>	
<b>ASSESSMENT AND INFORMATION</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 17.1</b> The extent to which any activity which exceeds the maximum radiation recommended by the New Zealand Standard <b>NZS:6609</b>, can be mitigated against.</p> <p><b>CR 17.2</b> The availability of information to the public that outlines the basis for the adoption of New Zealand Standard <b>NZS:6609</b>.</p> <p><b>CR 17.3</b> The ability to create and maintain separation distances between the electromagnetic radiation source, and any <i>habitable building</i>, or reserve.</p> <p><b>CR 17.4</b> The availability of alternative locations for the activity.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Requiring ongoing monitoring of the facilities emitting electromagnetic radiation to ensure compliance with the <i>conditions</i> of consent.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Specifying the maximum electromagnetic radiation level.</li> <li>• Specifying any methods of mitigating against the <i>effects</i> of the electromagnetic radiations.</li> <li>• Specifying the manner in which electromagnetic radiation levels shall be reduced or mitigated.</li> </ul>



<b>CR 18.0 TRAFFIC GENERATION, VEHICLE CROSSINGS, PRIVATE ROADS AND PRIVATE WAYS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 18.1</b> The extent to which the vehicle access and design accommodates the safe and efficient <i>movement</i> of <i>vehicles</i>.</p> <p><b>CR 18.2</b> The extent to which the vehicle access and design will affect the safe and efficient functioning of the <i>road</i> network.</p> <p><b>CR 18.3</b> The extent to which the design of safe and efficient pedestrian access is provided for in circumstances where pedestrian traffic is likely to be generated and / or affected by an activity.</p> <p><b>CR 18.4</b> The extent to which the existing <i>road</i> network is able to accommodate additional traffic (including pedestrian and cycle traffic).</p> <p><b>CR 18.5</b> The extent to which traffic generated by the activity will affect the <i>amenity value</i> of the <i>site</i> and surrounding areas.</p> <p><b>CR 18.6</b> The extent to which alternatives have been considered in terms of access and parking and in particular the use of alternative access where a <i>site</i> has frontage onto a rural arterial route (as identified in <b>Appendix M</b> of <b>Rule 1.1</b> of the Lakes A Zone - the full text version) or State Highway.</p> <p><b>CR 18.7</b> The extent to which on-<i>road</i> car parking will be created and or affected by the proposal.</p> <p><b>CR 18.8</b> The extent to which an activity will generate traffic in terms of <i>vehicle</i> type, volume, time of day, and volume of <i>movements</i> to and from the <i>site</i>.</p> <p><b>CR 18.9</b> The extent to which an activity will generate traffic in terms of routes to and from the <i>site</i>.</p> <p><b>CR 18.10</b> The extent to which the vehicle access and design will impact on the existing and likely future design of <i>roads</i> in the surrounding areas.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location and design of vehicle access.</li> <li>• Specifying the design of safe and efficient pedestrian access.</li> <li>• Requiring mitigation measures in relation to vehicle noise, dust, fumes, vibration and headlight glare.</li> <li>• Requiring mitigation measures in relation to safety of vehicle occupants, pedestrians, and cyclists.</li> <li>• Specifying the design and location of on-<i>road</i> car parking.</li> <li>• Requiring the reduction or change of the size of <i>buildings</i> and or scale of the activity.</li> <li>• Requiring the removal or retention of trees and or other vegetation.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover monitoring costs.</li> <li>• Requiring a landscape plan that includes rehabilitation and restoration including specifying plant species.</li> <li>• Limiting the hours of operation.</li> <li>• Limiting the duration of the activity.</li> <li>• Requiring upgrading of carriageway, footpaths and street lighting.</li> </ul>

<b>CR 18.0                    TRAFFIC GENERATION, VEHICLE CROSSINGS, PRIVATE ROADS AND PRIVATE WAYS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<b>CR 18.11</b> The extent to which traffic will affect the existing level of noise in the surrounding area.	
<b>CR 18.12</b> The extent to which the generation or management of traffic affect the natural character and landscape character of each Policy Area.	
<b>CR 18.13</b> Where access is onto a State Highway, the extent to which the proposal is consistent with standards set by the Road Controlling Authority.	

<b>CR 19.0 ON-SITE CARPARKING AND MANOEUVRING</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 19.1</b> The extent to which the activity will generate the need for parking.</p> <p><b>CR 19.2</b> Whether parking can be accommodated safely on adjoining <i>roads</i>.</p> <p><b>CR 19.3</b> The extent to which the design of carparking and <i>manoeuvring</i> areas accommodates the safe and efficient <i>movement</i> of <i>vehicles</i> from the <i>road</i> to the <i>buildings</i>.</p> <p><b>CR 19.4</b> The extent to which provision is made for on-<i>site manoeuvring</i> of <i>vehicles</i> to avoid reverse exiting onto <i>roads</i>.</p> <p><b>CR 19.5</b> The extent to which carparking and <i>manoeuvring</i> areas will accommodate expected peak demand of an activity while having regard to:</p> <p>(a) Whether it can be demonstrated that a significant number of people will walk, cycle or travel by bus;</p> <p>(b) Any special circumstances that may exist in relation to the carparking of any activity.</p> <p><b>CR 19.6</b> The extent to which carparking and <i>manoeuvring</i> areas will create adverse visual or noise <i>effects</i> on surrounding <i>sites</i>.</p> <p><b>CR 19.7</b> The extent to which the design of carparking and <i>manoeuvring</i> areas provides for safe and efficient pedestrian or cyclist access where pedestrian or cycle traffic is likely to be generated and/or affected by an activity.</p> <p><b>CR 19.8</b> The extent to which carparking and <i>manoeuvring</i> areas will <i>affect</i> the amenity and landscape or natural character of the <i>site</i> and surrounding areas.</p> <p><b>CR 19.9</b> The extent to which alternatives have been considered in terms of carparking and <i>manoeuvring</i> areas and in particular the use of alternative accesses where a <i>site</i> has frontage onto a main <i>road</i> or State Highway.</p> <p><b>CR 19.10</b> The extent to which on-<i>road</i> carparking will be created and or</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location, design and number of carparking and <i>manoeuvring</i> areas.</li> <li>• Specifying materials and colours to be used in the construction of carparking and <i>manoeuvring</i> areas.</li> <li>• Specifying that the design provides safe and efficient pedestrian and cyclist access.</li> <li>• Requiring screening or landscape planting.</li> <li>• Requiring mitigation measures in relation to vehicle noise dust, fumes, vibration and headlight glare.</li> <li>• Requiring mitigation measures in relation to vehicle occupants, pedestrian, and cyclist safety.</li> <li>• Specifying the design and location of on-<i>road</i> car parking.</li> <li>• Requiring the reduction or change of the size of <i>buildings</i> and or scale of the activity.</li> <li>• Requiring the removal or retention of trees and or other vegetation.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover monitoring costs.</li> <li>• Requiring a landscape plan to include <i>site</i> rehabilitation and restoration including specifying plant species and time frame.</li> <li>• Limiting the hours of operation.</li> <li>• Limiting the duration of the activity.</li> </ul>

<b>CR 19.0 ON-SITE CARPARKING AND MANOEUVRING</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>affected by the proposal.</p> <p><b>CR 19.11</b> The extent to which the design of carparking and <i>manoeuvring</i> areas will impact on the existing and likely future design of <i>roads</i> in the surrounding areas.</p> <p><b>CR 19.12</b> The extent to which carparking and <i>manoeuvring</i> areas will affect the existing level of noise in the surrounding area.</p> <p><b>CR 19.13</b> For residential <i>development</i>, the extent to which carparking provides for both residents and visitors.</p> <p><b>CR 19.14</b> The extent to which carparking design provides for the efficient use of <i>land</i> and does not detract from the view of the <i>development</i> from the <i>road</i>.</p> <p><b>CR 19.15</b> The extent to which the carparking and <i>manoeuvring</i> areas will affect existing and likely future traffic characteristics and volumes (including pedestrians) in the surrounding area.</p> <p><b>CR 19.16</b> The extent to which carparks provided for disabled persons are sited close to ramps, elevators, entrances, and pedestrian paths.</p> <p><b>CR 19.17</b> The extent to which the adverse <i>effects</i> of the activity are offset (or can be offset) by the imposition of <i>conditions</i> under section 108 of the <i>RMA</i>.</p>	

<b>CR 20.0 ROADS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>Note:</b> The Assessment Criteria below (for <i>roads</i>) are additional to those that apply to <i>roads</i> as an <i>earthwork</i> or where <i>disturbance</i> of <i>vegetation</i> (<i>indigenous</i> and/or <i>exotic</i>) is involved.</p> <p><b>CR 20.1</b> The extent to which the impermeable <i>hard surface</i> envelope is greater than 350mm per metre for public <i>roads</i>.</p> <p><b>CR 20.2</b> The extent to which the construction of the <i>road</i> does not meet the minimum 25 year or the 12 year vehicle paving wearing surfaces design lives.</p> <p><b>CR 20.3</b> The extent to which stormwater can be managed without increasing flows into a <i>lake</i>.</p> <p><b>CR 20.4</b> The extent to which the <i>road</i> geometry enables the <i>road</i> to perform its intended function within the roading hierarchy.</p> <p><b>CR 20.5</b> The extent to which the <i>road</i> geometry compromises landscapes.</p> <p><b>CR 20.6</b> The extent to which the <i>road</i> geometry is likely to affect traffic safety of <i>vehicles</i>, pedestrians and cyclists.</p> <p><b>CR 20.7</b> The extent to which there are alternatives to cul-de-sac heads that are able to accommodate the <i>manoeuvring</i> of service and delivery <i>vehicles</i> including <i>rubbish vehicles</i>.</p> <p><b>CR 20.8</b> The extent to which pavement edges function to control vehicle <i>movement</i> and surface drainage.</p> <p><b>CR 20.9</b> The extent to which street lighting is required for traffic safety of <i>vehicles</i>, pedestrians and cyclists.</p> <p><b>CR 20.10</b> The extent to which the design and construction of a <i>road</i> adversely affects the integrity of the landscape or detract from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 20.11</b> The extent to which vehicle crossings allow safe and effective vehicle access from carriageway to the boundary enabling visibility that will allow safe stopping distances for the intended carriageway speed limit.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <p><b>Note:</b> The Matters that Council May Impose <i>Conditions</i> on listed below (for <i>roads</i>) are additional to those that apply to <i>roads</i> as an <i>earthwork</i> or where <i>disturbance</i> of <i>vegetation</i> (<i>indigenous</i> and/or <i>exotic</i>) is involved.</p> <ul style="list-style-type: none"> <li>• Specifying stormwater measures.</li> <li>• Limiting the location and area of the <i>disturbance</i> of <i>indigenous vegetation</i> and <i>earthworks</i>.</li> <li>• Requiring a landscape plan to include <i>site</i> rehabilitation and restoration including specifying plant species.</li> <li>• Specifying methods by which the <i>disturbance</i> of <i>indigenous vegetation</i> and <i>earthworks</i> are to be carried out.</li> <li>• Specifying sediment and surface drainage controls, and limits to the impermeable <i>hard surface</i> per metre of <i>road</i>.</li> <li>• Specifying staging, time of day, season and weather conditions when a <i>road</i> is to be reconstructed or resurfaced.</li> <li>• That both pre-construction and stage construction testing is carried out to ensure that pavements are designed and constructed to perform in accordance with their function.</li> <li>• At the intersection of new <i>roads</i> and existing <i>roads</i>, the new <i>road</i> formation shall connect with the existing <i>road</i> with the work to be carried out by the subdivider to the satisfaction of Council, and shall include the provision of common stormwater disposal.</li> <li>• That the subdivider shall arrange for the installation of the necessary underground street lighting cable, standards and fittings for all new <i>roads</i> in accordance with the relevant New Zealand Standard, together with accessway lighting where required.</li> <li>• Specifying street lamp illumination levels.</li> <li>• Specifying the size and location of street name <i>signs</i>.</li> </ul>

<b>CR 20.0</b>		<b>ROADS</b>
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>		<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<b>CR 20.12</b>	The extent to which the design accommodates traffic moving lanes, passing facilities and parking spaces or areas for <i>vehicles</i> which facilitate the safe and convenient <i>movement</i> of vehicular, pedestrian and cycle traffic.	<ul style="list-style-type: none"> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> <li>• Specifying the design and standards of any pedestrian and/or cycleway.</li> <li>• Specifying traffic calming and speed reduction measures.</li> </ul>
<b>CR 20.13</b>	The extent to which speed reduction measures are included in the design.	
<b>CR 20.14</b>	The extent to which alternatives are available to deal with drainage effectively.	
<b>CR 20.15</b>	The extent to which the design and construction facilitates treatment of stormwater before <i>discharge</i> into a <i>waterbody</i> .	
<b>CR 20.16</b>	The extent to which a <i>road</i> will be visible against a ridge or skyline.	

<b>CR 21.0 POTABLE WATER SUPPLY</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 21.1</b> The extent to which an alternative <i>water</i> supply is available for a <i>site</i> or <i>sites</i> for which there is no practical access to enable connection to the <i>community water supply</i> system.</p> <p><b>CR 21.2</b> The extent to which the requirements of the Fire Service Code of Practice are accommodated and/or the extent to which any alternative <i>water</i> supply is available for fire fighting purposes.</p> <p><b>CR 21.3</b> The extent to which the functional design life of the <i>community water supply</i> system does not meet the 50 year design life requirement.</p> <p><b>CR 21.4</b> The extent to which the community system requires pumps or reservoirs to maintain pressure and flows to <i>habitable buildings</i> of 30 metre head and 30 litres per minute.</p> <p><b>CR 21.5</b> The extent to which <i>water</i> conservation and leak prevention measures are provided for in the design of the community system.</p> <p><b>CR 21.6</b> The extent to which the establishment and maintenance of the <i>community water supply</i> would require vegetation <i>disturbance</i> and <i>earthworks</i>.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the amount and method of <i>water</i> to be stored on-site for Fire Fighting purposes.</li> <li>• Specifying locations within a <i>site</i> where <i>earthworks</i> or vegetation <i>disturbance</i> are able to occur.</li> <li>• Specifying storage and pumping systems for <i>water</i> supply volume and pressure requirements.</li> <li>• Specifying the diameter of pipes used in a <i>water</i> supply system.</li> <li>• Specifying inspection points at time of construction of the system and for when the system is operational.</li> <li>• Specifying pressure testing to prove that there is no <i>water</i> leakage from the supply system.</li> <li>• Specifying separation distances of the <i>water</i> supply system from the waste <i>water</i> and stormwater systems.</li> <li>• Specifying a maintenance and replacement program to cater for the 50 year operational life.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover monitoring costs.</li> </ul>

<b>CR 22.0 COLLECTION AND DISPOSAL OF STORMWATER</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 22.1</b> The extent to which the collection and disposal of stormwater from <i>buildings</i> and impermeable surfaces is able to accommodate at least a 10% <i>AEP</i> storm event on-site.</p> <p><b>CR 22.2</b> The extent to which the functional life of the stormwater system does not meet the 50 year design life requirement.</p> <p><b>CR 22.3</b> The extent to which the establishment and maintenance of the stormwater system would require vegetation <i>disturbance</i> and <i>earthworks</i>.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location of <i>buildings</i> on a <i>site</i>.</li> <li>• Specifying on-site soakage or ponding areas.</li> <li>• Specifying sediment and surface drainage controls and limits to the impermeable surfaces.</li> <li>• Specifying the floor levels of <i>habitable buildings</i> to meet a 2% <i>AEP</i> storm event.</li> <li>• Specifying locations within a <i>site</i> where <i>earthworks</i> or vegetation <i>disturbance</i> are able to occur.</li> <li>• Specifying stormwater <i>slope/gradient</i>, channelling and energy dissipation measures.</li> <li>• Specifying a maintenance and monitoring program.</li> <li>• Specifying ground surface cover to intercept and reduce runoff from <i>buildings</i> and impermeable surfaces.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover monitoring costs.</li> <li>• Specifying the extent of any <i>hard surface</i> or the use of porous forms of surfacing.</li> <li>• Specifying off-set works.</li> </ul>



<b>CR 23.0 SEWAGE COLLECTION AND DISPOSAL</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 23.1</b> The extent to which the functional life of the sewage disposal system does not meet the 50 year design life.</p> <p><b>CR 23.2</b> The extent to which the functional life of the electrical and mechanical equipment meets the 15 year design life.</p> <p><b>CR 23.3</b> The extent to which the sewage system is separated or isolated from groundwater, stormwater and/or potable <i>water</i> supply systems.</p> <p><b>CR 23.4</b> The extent to which the reticulation system is designed to enable practical connections to all <i>habitable buildings</i> on the <i>site</i> that are capable of being serviced without requiring vegetation <i>disturbance</i> or <i>earthworks</i>.</p> <p><b>CR 23.5</b> The extent to which accessible inspection chambers are provided at all changes of grade, direction and pipe size.</p> <p><b>CR 23.6</b> The extent to which the <i>slope</i> or gradient of the reticulation system enables self cleansing velocities to be maintained.</p> <p><b>CR 23.7</b> The extent to which the reticulation and pumping system is designed and constructed to allow the passing of 75mm solids.</p> <p><b>CR 23.8</b> The extent to which operational and maintenance programmes are provided for.</p> <p><b>CR 23.9</b> The extent to which the establishment and/or maintenance of the community sewage system would require vegetation <i>disturbance</i> and <i>earthworks</i>.</p> <p><b>CR 23.10</b> Whether it can be demonstrated that any on-<i>site</i> effluent treatment system is wholly or partly within an <i>ephemeral watercourse</i> or a 2% <i>AEP</i> flood level, can meet Regional Plan requirements.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the <i>slope</i>/gradient of the sewage mains.</li> <li>• Specifying an alternative method for the collection and disposal if practical access to enable connection is not available.</li> <li>• Specifying the number and location of pumping systems.</li> <li>• Specifying separation distances of the waste <i>water</i> system from the stormwater and <i>water</i> supply systems.</li> <li>• Specifying pipe size and thickness of pipe walls.</li> <li>• Specifying maintenance and monitoring programs.</li> <li>• Specifying inspection points at the time of construction and when the system is operational.</li> <li>• Specifying the on-<i>site</i> location of the connection point.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover monitoring costs.</li> <li>• Requiring an undertaking from people to operate and maintain any private sewage pumping station.</li> <li>• Specifying the design, maintenance and operational procedures for private sewage pumping systems.</li> </ul>

<b>CR 24.0 ELECTRICITY AND TELECOMMUNICATION LINES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 24.1</b> The extent to which the proposed siting of an above ground utility outside the corridor width or exceeding the corridor <i>height</i> limits, detracts from the naturalness of the view obtained from a <i>viewpoint</i>.</p> <p><b>CR 24.2</b> The extent to which visual <i>effects</i> can be remedied or mitigated.</p> <p><b>CR 24.3</b> The extent to which the proposed siting of an above ground utility adversely <i>effects</i> any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded.</p> <p>Where vegetation <i>disturbance</i> and/or <i>earthworks</i> which are required for an above ground utility may affect the historical, cultural or spiritual significance of any recorded <i>site</i> or <i>waahi tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and the necessary authority has been obtained from the Historic Places Trust.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying the location of the above ground utility operators support <i>structure</i>.</li> <li>• Specifying the <i>height</i> of the above ground utility operators support <i>structure</i>.</li> <li>• Specifying the diameter or cross-sectional dimension of a utility operators support <i>structure</i>.</li> <li>• Requiring undergrounding of the utility.</li> <li>• Specifying staging, the time of day, season and weather conditions for the construction/siting of an above ground utility operators support <i>structure</i>.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover the costs of monitoring.</li> </ul>

<b>CR 25.0 SUBDIVISION</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 25.1</b> The extent to which the design of the subdivision contains <i>site(s)</i> where <i>buildings</i> are unable to be placed to comply with the <i>Permitted Activity conditions</i> for <i>building platform(s)</i> or for <i>site coverage</i> of <i>buildings</i> rules, and the measures proposed to mitigate the adverse <i>effects</i> of such <i>buildings</i>.</p> <p><b>CR 25.2</b> The extent to which any boundary adjustment does not meet any standard for boundary adjustment.</p> <p><b>CR 25.3</b> The extent to which <i>buildings</i> within identified <i>building platforms</i>:</p> <ul style="list-style-type: none"> <li>(a) Will be at risk from geothermal activity; erosion, subsidence, slippage, inundation, seismic activity, or flooding (including from <i>ephemeral watercourses</i>); and</li> <li>(b) Will detract from the naturalness of the view obtained from a <i>viewpoint</i> or could be <i>seen</i> against the skyline when viewed from a <i>lake, public reserve</i> or <i>public road</i>; and</li> <li>(c) Can be connected to an available sewerage system, or an <i>on-site</i> effluent disposal system that conforms with regional requirements; and</li> <li>(d) Can be supplied with potable <i>water</i>; and</li> <li>(e) Will limit solar access to adjoining <i>sites</i>.</li> </ul> <p><b>CR 25.4</b> The extent to which <i>site</i> boundaries facilitate the positioning of <i>building platforms</i> and access in location that do not detract from the natural character and outstanding natural features and landscapes within each Landscape Policy Area.</p> <p><b>CR 25.5</b> The extent to which the design of <i>sites, building platforms</i> and access to <i>building platforms</i> within the subdivision:</p> <ul style="list-style-type: none"> <li>(a) Takes into account the topography of the <i>land</i> so that avoidance, mitigation or remediation of adverse <i>effects</i> on skylines or detract from the naturalness of the view</li> </ul>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying: <ul style="list-style-type: none"> <li>– The precise location of a <i>building</i> envelope, <i>building platform</i> or the <i>hard surface</i> envelope on a <i>site</i>;</li> <li>– Minimum floor levels;</li> <li>– Supply of <i>water</i>;</li> <li>– Connection to services;</li> <li>– Design of any reticulation systems;</li> <li>– The design and standards of any roading, access, pedestrian or cycleway;</li> <li>– <i>Buffer</i> requirements from adjoining <i>sites</i>;</li> <li>– Reserve requirements including <i>Esplanade Reserves</i>;</li> <li>– Stormwater disposal measures or off-set works such as re-vegetation;</li> <li>– The alignment and position of roadways and accessways;</li> <li>– Revegetation requirements including the extent of the areas to be planted at any stage, the number, density, grade and species of planting and the timing for planting.</li> </ul> </li> <li>• Require procedures including a historic heritage site assessment or consultation with Tangata Whenua should the construction of the <i>structure</i> disturb a feature that has historical, cultural or spiritual significance but was not previously recorded.</li> <li>• Specifying staging the time of day, season and weather conditions under which the <i>disturbance</i> of vegetation, <i>earthworks</i> and the construction of <i>roads</i> are to be undertaken.</li> <li>• The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</li> <li>• The imposition of a charge to cover monitoring costs.</li> <li>• Requiring a landscape plan to include <i>site</i> rehabilitation and restoration including specifying plant species.</li> </ul>

<b>CR 25.0</b>		<b>SUBDIVISION</b>
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>	
<p>obtained from a <i>viewpoint</i> from anticipated <i>buildings</i> and activities are facilitated; and in particular (but not exclusively);</p> <p>(b) Avoids <i>earthworks</i>;</p> <p>(c) Avoids <i>disturbance of indigenous vegetation</i>;</p> <p>(d) Avoids <i>disturbance of exotic vegetation</i>;</p> <p>(e) Facilitates protection of <i>indigenous</i> and/or <i>exotic vegetation, waterbodies, wetland ecosystems, erosion-prone land and ephemeral watercourses</i> and habitats of indigenous waterbirds;</p> <p>(f) Facilitates safe on-site disposal of stormwater;</p> <p>(g) Facilitates practicable vehicle access within each <i>site</i>;</p> <p>(h) Avoids the placement of <i>structures/buildings</i> and accessways on <i>land</i> over 15° or in <i>ephemeral watercourses</i>;</p> <p>(i) Provides <i>building platforms</i> which will maximise solar access to existing and proposed <i>buildings</i>;</p> <p>(j) Facilitates the clustering of <i>building platforms</i> and minimisation of access formation;</p> <p>(k) Adversely affects threatened indigenous fauna.</p> <p><b>CR 25.6</b> The extent to which the subdivision increases the requirements for access and roading, and provides for cycleways and pedestrian facilities.</p> <p><b>CR 25.7</b> The extent to which there are adverse <i>effects</i> on existing traffic levels, the <i>road</i> network, access and stormwater management</p> <p><b>CR 25.8</b> The extent to which the subdivision adversely affects any heritage feature including <i>historic places, archaeological sites and waahi tapu</i>, both recorded and unrecorded.</p> <p>Where vegetation <i>disturbance</i> and/or <i>earthworks</i> are required as part of a subdivision which may adversely affect the historical, cultural or spiritual significance of any recorded site or <i>waahi</i></p>	<ul style="list-style-type: none"> <li>• Specifying the precise location of the <i>disturbance of indigenous vegetation</i> and <i>earthworks</i> and the construction of <i>roads</i>.</li> <li>• Limiting the area of the <i>disturbance of indigenous vegetation</i> and <i>earthworks</i>.</li> <li>• Specifying methods by which the <i>disturbance of indigenous vegetation</i> and <i>earthworks</i> are to be carried out.</li> <li>• Requiring the completion of any works or compliance with any condition relating to a <i>land</i> use consent (e.g. for <i>earthworks, vegetation disturbance</i> etc.) prior to the issue of a certificate under section 224(c) of the <i>RMA</i>.</li> <li>• Requiring the creation of <i>esplanade strips</i> or <i>reserves</i>.</li> <li>• Requiring the provision of a plant maintenance and management programme.</li> <li>• Requiring revegetation including:             <ul style="list-style-type: none"> <li>- The extent of the areas to be planted at any one stage;</li> <li>- The numbers, density, grade and species of plants;</li> <li>- The timing for planting.</li> </ul> </li> <li>• The type of legal mechanism to be used to ensure that areas of <i>indigenous vegetation</i> and/or vegetation areas are retained and maintained.</li> <li>• Measures to manage <i>pest plants</i> and <i>pest animals</i> to avoid the <i>disturbance</i> or predation of wildlife or unwanted invasion of <i>pest plants</i> within <i>Protected Natural Areas (PNAs)</i> and Recommended Areas for Protection (RAPs).</li> <li>• Specifying:             <ul style="list-style-type: none"> <li>- The areas to be planted;</li> <li>- The number, density, grade and species of plants;</li> <li>- <i>Site</i> preparation techniques;</li> <li>- The timing or staging for planting;</li> <li>- Inter-planting with later species after canopy closure or completion</li> </ul> </li> </ul>	

<b>CR 25.0 SUBDIVISION</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p><i>tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and that necessary authority has been obtained from the Historic Places Trust.</p> <p><b>CR 25.9</b> The extent to which the subdivision adversely affects indigenous wildlife or their habitats within</p> <p>(a) <i>Recommended Areas for Protection (RAPs)</i> identified in Beadel SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey; and/or</p> <p>(b) <i>Protected Natural Areas (PNAs)</i> identified on the Planning Maps and in <b>Appendix 14</b> of <b>Volume 2</b> of the Lakes A Zone); and or</p> <p>(c) Wildlife and Wildlife Habitats in the Bay of Plenty Region (Rasch 1989); and/or</p> <p>(d) Relevant Wildlife and Wildlife Habitat Schedules included in Environment Bay of Plenty Regional Plans.</p> <p><b>CR 25.10</b> The extent to which the subdivision adversely affects a <i>geothermal feature</i> including its associated <i>indigenous vegetation</i>.</p> <p><b>CR 25.11</b> The extent to which the subdivision adversely affect the ecological integrity, viability, species and terrestrial habitat diversity including links and corridors within the Rotorua Lakes Ecological District.</p> <p><b>CR 25.12</b> The extent to which the more than minor adverse <i>effects</i> of the subdivision can be remedied or mitigated on-<i>site</i>.</p> <p><b>CR 25.13</b> The extent to which parking and <i>manoeuvring</i> areas are able to be accommodated on the <i>site</i>.</p> <p><b>CR25.14</b> Provision for reserves and open space areas.</p> <p><b>CR 25.15</b> Construction methods to be used to develop the subdivision and</p>	<p>of construction;</p> <ul style="list-style-type: none"> <li>- Any additional plantings to be undertaken close to <i>buildings</i>;</li> <li>- A post-planting maintenance regime;</li> <li>- The extent of the <i>site</i> which must be vegetated or revegetated prior to the construction of any <i>building</i>;</li> <li>- The degree of canopy closure and height of plants required before revegetation is considered to be established.</li> </ul> <ul style="list-style-type: none"> <li>• Specifying the type of qualifications/experience required by any person who will be certifying that the Revegetation Plan has been carried out satisfactorily to the Council specified standards.</li> <li>• Requiring a consent notice to be registered on the title of each <i>site</i> to ensure that, prior to the construction of a <i>building</i> and/or extensions to existing <i>buildings</i> on each <i>site</i>, protection management is in place for any existing or planted <i>indigenous vegetation</i> including maintenance, protection from <i>disturbance</i> and grazing, and management of <i>pest plant</i> and <i>pest animals</i> in perpetuity.</li> <li>• Staging of planting.</li> </ul>

<b>CR 25.0 SUBDIVISION</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>mitigation measures proposed.</p> <p><b>CR 25.16</b> Any circumstances which make the taking of an <i>Esplanade Reserve</i> or <i>Strip</i> or its required width, inappropriate, including but not limited to the nature of the <i>land</i> use and <i>development</i>, reasons of security, public safety or minor boundary adjustment.</p> <p><b>CR 25.17</b> Whether the purpose for which the <i>Esplanade Reserve</i> or <i>Strip</i> was intended can be provided for by alternative means.</p> <p><b>CR 25.18</b> Any existing reserves or <i>strips</i>, covenants or management agreements.</p> <p><b>Note:</b> As well as showing all information relating to the above matters as relevant, applications will need to show the following information:</p> <ul style="list-style-type: none"> <li>• <i>Riparian areas</i>;</li> <li>• <i>Building platforms</i> with reference to RL Moturiki Datum;</li> <li>• Access route(s) to the <i>building platform(s)</i>.</li> </ul> <p><b>CR 25.19</b> The extent of <i>hard surface</i> on each <i>site</i> and the impact of this on natural character and stormwater disposal.</p> <p><b>For the Bush Settlement Area</b></p> <p><b>CR 25.20</b> The provision of a <i>site</i> plan showing the existing <i>site</i> including:</p> <ul style="list-style-type: none"> <li>• Existing <i>site</i> features including landforms and watercourses;</li> <li>• Existing vegetative cover, both indigenous and exotic;</li> <li>• Existing <i>site</i> works including tracks, drains, platforms or <i>buildings</i>.</li> </ul> <p><b>CR 25.21</b> The provision of a <i>site</i> plan showing the proposed subdivision including:</p> <ul style="list-style-type: none"> <li>• <i>Site</i> boundaries;</li> </ul>	

<b>CR 25.0 SUBDIVISION</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<ul style="list-style-type: none"> <li>• Areas of <i>indigenous vegetation</i> to be protected;</li> <li>• Areas of revegetation and the type of vegetation;</li> <li>• Proposed accessways, <i>building platforms</i> and curtilage. Indicate whether tall forest, low forest, tall shrubland, flaxland, or low shrubland is to be established.</li> </ul> <p><b>Note:</b> Lower-growing species may be appropriate in viewshafts from <i>houses, riparian areas</i> and any effluent disposal areas.</p> <p><b>CR 25.22</b> If a <i>site</i> is not dominated by <i>indigenous vegetation</i>, the provision of a Revegetation Plan which includes the following components:</p> <p>(a) Plans of the existing and proposed subdivision as described in <b>CR25.20</b> and <b>CR25.21</b>.</p> <p>(b) A planting schedule listing:</p> <ul style="list-style-type: none"> <li>• The local indigenous species to be used for different areas within the <i>site</i>;</li> <li>• The spacings for each species;</li> <li>• The size of the plants to be used and the anticipated rate of maturity and canopy closure.</li> </ul> <p>(c) A planting programme including:</p> <ul style="list-style-type: none"> <li>• <i>Site</i> preparation techniques;</li> <li>• The timing or staging of planting;</li> <li>• Techniques for maintaining the planting and excluding exotic plants from the revegetation area;</li> <li>• Details of any intended inter-planting with later successional species after canopy closure and/or once construction is complete;</li> <li>• Any additional plantings to be undertaken close to <i>buildings, structures, curtilage</i> and accessways.</li> </ul>	

<b>CR 25.0</b>		<b>SUBDIVISION</b>
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>	
<p>(d) A post-planting maintenance regime including:</p> <ul style="list-style-type: none"> <li>• A <i>pest plant</i> and <i>pest animal</i> management programme;</li> <li>• Details for permanent protection of the plantings and natural successional processes;</li> <li>• The legal mechanism(s) to be used to ensure that the existing or planted <i>indigenous vegetation</i> is protected.</li> </ul> <p><b>CR 25.23</b> The extent to which the Revegetation Plan achieves the Landscape Policies.</p> <p><b>CR 25.24</b> The extent to which the Revegetation Plan uses the methods in the Lakes A Zone Revegetation Guide.</p> <p><b>CR 25.25</b> The extent to which the legal mechanism(s) proposed provides protection from <i>disturbance</i> and grazing, and management of <i>pest plants</i> and <i>pest animals</i> in perpetuity.</p> <p><b>CR 25.26</b> The extent to which the subdivision proposal provides for the restoration, rehabilitation or protection of natural features and/or the enhancement of natural character.</p>		



<b>CR 26.0 ESPLANADE RESERVES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 26.1 Matters to be addressed in an application to decrease the width of an esplanade instrument and information to be provided:</b></p> <p><b>CR 26.1.1</b> The extent to which there:</p> <ul style="list-style-type: none"> <li>(a) Are circumstances or topography on or adjacent to the area in question such that the full 20 metres width is impractical;</li> <li>(b) Are existing permanent <i>buildings</i> such as <i>houses</i> sited within 25 metres of the <i>waterbody</i>;</li> <li>(c) Is existing access sited within 20 metres of the <i>waterbody</i> that cannot be readily resited;</li> <li>(d) Is topography adjacent to or within the proposed reserve that necessitates services such as a <i>road</i> or access to be placed within 20 metres of the <i>waterbody</i>;</li> <li>(e) Are identified Maori heritage sites within 20 metres of the <i>waterbody</i>.</li> </ul> <p><b>CR 26.2 Matters to be addressed in an application to waive an esplanade instrument:</b></p> <p><b>CR 26.2.1</b> The extent to which:</p> <ul style="list-style-type: none"> <li>(a) Riparian values are present;</li> <li>(b) Riparian values are physically and legally protected under other instruments; and</li> <li>(c) The margins of <i>lakes</i> and <i>rivers</i> can be retained in as natural a state as practicable;</li> <li>(d) The subdivision will create a reserve to be classified and managed under the Reserves Act 1977 so as to protect riparian values;</li> </ul>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <p><b>Management of esplanade reserves:</b></p> <ul style="list-style-type: none"> <li>• Measures to maintain or enhance riparian values.</li> <li>• Requiring fencing to remove grazing animals.</li> <li>• Restoring or rehabilitating a vegetative cover based on locally-sourced indigenous plants.</li> <li>• Undertaking <i>pest plant</i> and <i>pest animal</i> control sufficient to protect <i>indigenous vegetation</i> and habitats of indigenous fauna.</li> <li>• Siting and maintaining any access or recreation facilities so as to retain the natural margins of the <i>waterbodies</i>, retain <i>wetlands</i> and protect aquatic habitats.</li> <li>• Creation of easements to provide for the continuation of an existing access within 20 metres of a <i>waterbody</i> that is relied upon to service all or part of a property and where there is no readily available alternative.</li> <li>• Creation of easements to provide for a new access within 20 metres of a <i>waterbody</i> that is required to service all or part of a property to avoid the need for <i>earthworks</i> that would detract from the natural character.</li> </ul> <p><b>Management of rivers and the margins of rivers within Council reserves:</b></p> <ul style="list-style-type: none"> <li>• Measures to maintain or enhance riparian values while recognising the drainage functions of <i>rivers</i>.</li> <li>• Siting and maintaining any access or recreation facilities so as to retain the natural margins of the <i>waterbodies</i>, retain <i>wetlands</i> and protect aquatic habitats.</li> <li>• To minimise culverting.</li> </ul> <p><b>Subdivision and Development:</b></p> <ul style="list-style-type: none"> <li>• To require the instruments creating <i>esplanade strips</i> to include <i>conditions</i></li> </ul>

<b>CR 26.0 ESPLANADE RESERVES</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>(e) The <i>land</i> is Maori freehold <i>land</i> and a Maori Reserve is already established along the margin of the <i>waterbody</i>, and the reserve is of sufficient width and is managed so as to protect riparian values;</p> <p>(f) The public's access is reduced or removed.</p>	<p>protecting riparian values where they are present or can be readily restored.</p> <ul style="list-style-type: none"> <li>• Require other protection instruments on the balance of any area retired under a <i>LIA</i> (Land Improvement Agreement), after an <i>esplanade reserve</i> or <i>strip</i> has been taken, provided that at least the area and terms of the Land Improvement Agreement are met.</li> <li>• Measures to offset or mitigate adverse <i>effects</i> from waiving an esplanade instrument or reducing its width.</li> <li>• The owners may be advised the Council is satisfied with any existing <i>LIA</i> (Land Improvement Agreement) where an esplanade instrument is not required, unless there is an identified demand for access, in which case an <i>access strip</i> may be negotiated in addition to the <i>LIA</i> (Land Improvement Agreement).</li> </ul>

<b>CR 27.0 CONSULTATION WITH THE TANGATA WHENUA</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Controlled</i> and <i>Restricted Discretionary Activities</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 27.1</b> Council expects consultation to consist of the following steps:</p> <ul style="list-style-type: none"> <li>(a) Provision of sufficient information to enable the proposal to be understood by the Tangata Whenua;</li> <li>(b) The application shall be referred to the Consultation Committee convened by Council.</li> </ul> <p>In addition consultation may include the following steps:</p> <ul style="list-style-type: none"> <li>(i) The applicant may be advised that there are particular sites, <i>waahi tapu</i> or other taonga present on the <i>site</i> and that consultation in regard to these specific matters is required;</li> <li>(ii) If a meeting is requested by the relevant representative or group of the Tangata Whenua within this time, attend the meeting;</li> <li>(iii) Should the significance of the issues be considered by the Tangata Whenua to warrant a meeting (hui) with other members of the hapu with an interest in the particular <i>site</i> then attend the meeting;</li> <li>(iv) If a response in writing is provided by the Tangata Whenua, that response is forwarded to Council with the application;</li> <li>(v) Where mitigation or remedial measures can be agreed, that the Council is advised of such recommended measures.</li> </ul> <p>Council shall retain a register of nominated representatives for the area and will advise applicants as to who to consult. The register will change from time to time as the people nominated by each Hapu or Iwi change.</p>	<p>If Council considers it appropriate to grant consent to <i>Controlled</i> and <i>Restricted Discretionary Activities</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying further involvement of nominated Tangata Whenua representatives where on-going consultation may be required during the <i>development</i> of a <i>site</i>.</li> <li>• Requiring monitoring information to be reported back to the Tangata Whenua representatives where specific <i>conditions</i> have been imposed to address their concerns.</li> <li>• Specifying a procedure to be followed in accordance with Tikanga Maori.</li> </ul>

<b>CR 27.0 CONSULTATION WITH THE TANGATA WHENUA</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>CR 27.2</b> Council expects consultation to consist of the following steps:</p> <ul style="list-style-type: none"> <li>(a) Provision of sufficient information to enable the proposal to be understood. The application shall be referred to the Consultation Committee convened by Council or the Tangata Whenua who may advise of their preferred consultation process;</li> <li>(b) Allow at least 15 working days for a response to the information;</li> <li>(c) If a meeting is requested by the relevant representative or group of the Tangata Whenua within this time, attend the meeting;</li> <li>(d) If a response in writing is provided by the Tangata Whenua, that response is forwarded to Council with the application.</li> </ul> <p>In addition consultation may include the following steps:</p> <ul style="list-style-type: none"> <li>(i) Any issues identified in the consultation requiring resolution are discussed with the appropriate people and solutions devised;</li> <li>(ii) Should the significance of the issues be considered by the Tangata Whenua to warrant a meeting (hui) with other members of the hapu with an interest in the particular <i>site</i> then attend the meeting;</li> <li>(iii) Where mitigation or remedial measures can be agreed, that the Council is advised of such recommended measures.</li> </ul> <p>Council shall retain a register of nominated representatives for the area and will advise applicants as to who to consult. The register will change from time to time as the people nominated by each Hapu or Iwi change.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>• Specifying further involvement of nominated Tangata Whenua representatives where on-going consultation may be required during the <i>development</i> of a <i>site</i>.</li> <li>• Requiring monitoring information to be reported back to Tangata Whenua representatives where specific <i>conditions</i> have been imposed to address their concerns.</li> <li>• Specifying a procedure to be followed in accordance with Tikanga Maori.</li> </ul>

<b>CR 28.0 TANGATA WHENUA</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary</i> and <i>Non-Complying Activity</i> applications by the Tangata Whenua, the following matters will be considered, including but not limited to:</p> <p>CR 28.1 The extent to which the proposal enables provision for the communal, social, economic and cultural wellbeing of the iwi or hapu.</p> <p>CR 28.2 The extent to which the applicant has a special relationship in terms of section 6(e) of the <i>RMA</i> with the <i>site</i> or location of the proposed use or <i>development</i>.</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary</i> or <i>Non-Complying Activity</i>, <i>conditions</i> may be imposed.</p>

<b>CR 29.0 TANGATA WHENUA STRUCTURE PLANS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p>In assessing <i>Discretionary Activity</i> applications, the following matters will be considered, including but not limited to:</p> <p><b>Information Requirements</b></p> <p>A Structure Plan shall be submitted that provides the following details:</p> <ul style="list-style-type: none"> <li>(a) Existing features of the <i>site</i> including contour information;</li> <li>(b) The type and scale of the activities proposed;</li> <li>(c) The location of each activity;</li> <li>(d) The composition of any affected vegetation.</li> </ul> <p><b>Assessment Criteria</b></p> <p>CR 29.1 The extent to which the proposal enables provision for the communal, social, economic and cultural wellbeing of the iwi or hapu.</p> <p>CR 29.2 The extent to which the applicant has a special relationship in terms of section 6(e) of the <i>RMA</i> with the <i>site</i> or location of the proposed use or <i>development</i>.</p> <p>CR 29.3 The extent to which the <i>activity</i> may adversely affect identified <i>Recommended Areas for Protection (RAPs)</i> in Beadle SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey.</p> <p>CR 29.4 The extent to which <i>indigenous vegetation disturbance</i> will adversely affect the integrity of <i>eco-units</i> and the viability, integrity and sustainability of <i>indigenous vegetation</i>, habitats and species in the Rotorua Lakes Ecological District.</p> <p>CR 29.5 The extent to which the <i>activity</i> may adversely affect a <i>geothermal feature</i> or riparian area including <i>indigenous vegetation</i> associated with a <i>geothermal feature</i> or riparian area.</p> <p>CR 29.6 The extent to which the <i>activity</i> has the potential to adversely</p>	<p>If Council considers it appropriate to grant consent to a <i>Discretionary Activity</i>, <i>conditions</i> imposed may include (but are not limited to) any one or more of the following matters:</p> <ul style="list-style-type: none"> <li>1. The location and extent of the developable areas on <i>site(s)</i> and access to them.</li> <li>2. The limits to <i>site coverage</i> of <i>buildings</i> and <i>hard surfaces</i>.</li> <li>3. The location on <i>site</i> where <i>exotic vegetation</i> can be disturbed.</li> <li>4. The location and <i>disturbance</i> of <i>indigenous vegetation</i> on <i>site(s)</i>. In respect of the location of the <i>indigenous vegetation</i> which is to be disturbed, its quality, age, ecological structure, density and rarity shall be taken into account.</li> <li>5. The location of the <i>earthworks</i> to avoid prominent and upper <i>slopes</i> and ridges and whether the <i>earthworks</i> are to be <i>seen</i> from a <i>lake</i>, a <i>viewpoint</i> or a <i>public reserve</i>.</li> <li>6. The application of, or exemption from, specific activity, <i>building</i> design, <i>effects</i>, infrastructure and utility services, or subdivision rules for specific areas of a <i>site</i> or for specific activities.</li> <li>7. Specifying areas of the <i>site</i> to be re-vegetated. (Refer to the Lakes A Zone Revegetation Guide.)</li> </ul>

<b>CR 29.0 TANGATA WHENUA STRUCTURE PLANS</b>	
<b>ASSESSMENT CRITERIA AND INFORMATION REQUIREMENTS</b>	<b>MATTERS COUNCIL MAY IMPOSE CONDITIONS ON</b>
<p><i>affect water</i> quality and aquatic habitat in adjoining streams and <i>lakes</i> and the recreational values of the streams and <i>lakes</i>.</p> <p>CR 29.7 The extent to which the <i>disturbance</i> of the <i>indigenous vegetation</i> will adversely affect the naturalness or natural character of the landscape.</p> <p>CR 29.8 The extent to which the <i>disturbance</i> of <i>indigenous vegetation</i> will adversely affect any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded. Where any recorded site will be disturbed, and where there is potential to disturb any unrecorded site, an assessment shall be obtained from a suitably qualified person recognised by the Historic Places Trust.</p> <p>CR 29.9 The extent to which the <i>disturbance</i> of vegetation would facilitate the permitted <i>site coverage</i> of <i>building</i> under <b>Rule 17.0</b> on complying <i>building platforms</i> (<b>Rule 6.0</b>) and access to it.</p> <p>CR 29.10 The extent to which <i>earthworks</i> would facilitate the permitted <i>site coverage</i> of <i>buildings</i> under <b>Rule 17.0</b> on complying <i>building platforms</i> (<b>Rule 6.0</b>) and access to it.</p> <p>CR 29.11 The extent to which the location of a <i>building</i> or <i>buildings</i> would detract from or promote natural character or be visually prominent.</p> <p>CR 29.12 The extent to which the scale of a <i>building</i> or <i>buildings</i> would be compatible with the attributes of the landscape policy area within which it is situated.</p> <p>CR 29.13 The extent to which a <i>building</i> or <i>buildings</i> would be visible against a skyline.</p>	