

SECTION 8.0**INDEX TO RULES**

1.0	GENERAL RULES	87	24.0	Floor Levels	156
1.1	Relationship to Rotorua District Plan	87	25.0	<i>Buffers</i>	158
1.2	Rules Tables, Status of Activities, Interdependence of Rules and Assessment Criteria	89	EFFECTS RULES		
ACTIVITIES RULES			26.0	Electromagnetic Radiation	160
2.0	<i>Indigenous Vegetation Disturbance</i>	91	27.0	Spill Light or Stray Light Emissions	161
3.0	<i>Exotic Vegetation Disturbance In Riparian Area</i>	97	28.0	Noise	163
4.0	Special Vegetation <i>Disturbance</i> and Establishment Rules	99	29.0	<i>Traffic Generation</i>	165
5.0	<i>Earthworks</i>	101	INFRASTRUCTURE AND UTILITY SERVICES		
6.0	<i>Building Platforms</i>	110	30.0	On-Site Carparking and <i>Manoeuvring</i>	168
7.0	<i>Buildings</i>	113	31.0	Vehicle Crossings	169
8.0	Second Hand <i>Buildings</i>	114	32.0	<i>Private Roads</i> and <i>Private Ways</i>	171
9.0	<i>Structures</i>	116	33.0	<i>Roads</i>	173
10.0	<i>Lake Structures</i>	123	34.0	Potable <i>Water</i> Supply	175
11.0	<i>Hard Surfaces</i>	126	35.0	Collection and Disposal of Stormwater	177
12.0	Recreational Opportunities	130	36.0	Sewage Collection and Disposal	179
13.0	Heritage Features	132	37.0	Electricity and Telecommunication Lines	181
14.0	<i>Signs</i>	134	SUBDIVISION RULES		
15.0	<i>Outdoor storage</i>	135		Introduction to Subdivision	184
16.0	<i>HelicopterLanding Areas</i>	138	38.0	Subdivision Rules for the Management Areas	184
BUILDING DESIGN RULES			39.0	Subdivision Rules for <i>Roads</i> , <i>Private Roads</i> and <i>Private Ways</i> , Reserves and Boundary Adjustments	195
17.0	<i>Site Coverage of Buildings</i>	141	40.0	General Subdivision Standards	201
18.0	Intentionally Blank	147	CONSULTATION RULE		
19.0	<i>Height</i>	148	41.0	Consultation with The Tangata Whenua	207
20.0	Solar Access	150	SCHEDULES		
21.0	Reflectivity Values	152	42.0	Schedules	208
22.0	<i>Viewpoints</i>	153	STRUCTURE PLANS		
23.0	Skylines	155	43.0	Tangata Whenua Structure Plans	213

1.0**GENERAL RULES****1.1****RELATIONSHIP TO ROTORUA DISTRICT PLAN**

The Lakes A Zone shall be Part Twenty of the District Plan.

Note: The full text of Rule 1.1 as at 13 May 2000 (the date the Lakes A Zone was notified as Variation Twelve) is contained in a separate document entitled ‘Rule 1.1 of the Lakes A Zone’. The reader is advised that the full text version of Rule 1.1 should be used to determine relevant provisions within the Lakes A Zone. Equivalent provisions in the District *Plan* contain some differences, due to amendments made to them after 13 May 2000, which do not apply within the Lakes A Zone.

The following provisions of the District *Plan* (contained in this Rule as it existed at 13 May 2000) shall continue to apply within the Lakes A Zone.

Part One	Introduction to Resource Management
Part Two	Resource Consents
Part Three	Monitoring and Review
Part Five	Maori Development
Part Fourteen	<i>Hazardous Substances, Facilities and Contaminated Sites</i> (Refer to Part Fourteen that is part of Rule 1.1 of the Lakes A Zone - the full text version)

Financial Contribution Provisions:

Those portions of **Rule 16.3** shaded in **Appendix 1.0** of **Volume 2** of the Lakes A Zone.

For the purpose of applying the Financial Contribution Rules for Subdivision and *Development* and Reserves and Heritage Purposes to the Lakes A Zone, the following rules on interpretation shall apply:

The terms ‘lot or lease area’ shall be read to mean ‘*site*’, as defined in **Section 10.0** of **Volume 1** of the Lakes A Zone.

The District *Plan* definitions of *development*, *household unit*, *subsidiary household unit* and *tourist accommodation* apply. These definitions, as existed at 13 May 2000, have been included in **Section 10** of **Volume 1** of the Lakes A Zone.

Appendix A Natural and Cultural Heritage Inventory (subject to the updating of information in this Appendix. Note – the updated information is shown on the Lakes A Zone Planning Maps.)

Appendix B *Designations* (Refer **Appendix 4.0** of **Volume 2** of the Lakes A Zone).

Appendix F Parking and *Manoeuvring* Standards subject to the parking performance standard for *household units* (including dwelling houses, *subsidiary household units*, residential accommodation and all like activities) to read 2 for each unit. (Refer to **Appendix F** of **Rule 1.1** of the Lakes A Zone - the full text version).

1.0**GENERAL RULES****1.1****RELATIONSHIP TO ROTORUA DISTRICT PLAN**

Appendix H	<i>Helicopter Landing Areas</i> subject to amendment to include the Lakes A Zone. (Refer Appendix H of Rule 1.1 of the Lakes A Zone - the full text version.)
Appendix J	Temporary Military Training as amended to include the Lakes A Zone. (Refer Appendix J of Rule 1.1 of the Lakes A Zone - the full text version.)
Appendix K	Noise Standards (subject to an amendment to include noise standards for the Lakes A Zone). (Refer Appendix 5.0 of Volume 2 of the Lakes A Zone.)
Appendix M	Roading Hierarchy classification (Refer Appendix M of Rule 1.1 of the Lakes A Zone - the full text version.)
Appendix U	Financial contributions for Reserve and Heritage Purposes and subject to the addition of the words ‘and the Lakes A Zone’, in Rule u1.4.2 after the words Rural A and Rural B zones, and after the words ‘2000 square metres’ add the words ‘or the area of the <i>site</i> whichever is the lesser’. (Refer Appendix U of Rule 1.1 of the Lakes A Zone - the full text version.)
Appendix V	Subdivision and <i>Development</i> Information Requirements. (Refer Appendix V of Rule 1.1 of the Lakes A Zone - the full text version.)
Appendix X	Principles of the Treaty of Waitangi. (Refer Appendix X of Rule 1.1 of the Lakes A Zone - the full text version.)
Appendices Y & Z	These Appendices will apply but as amended by Variation Five - <i>Hazardous Substances, Facilities and Contaminated Sites</i> . (Refer Appendices Y and Z of Rule 1.1 of the Lakes A Zone - the full text version.)

1.0

GENERAL RULES

1.2 RULES TABLES, STATUS OF ACTIVITIES, INTERDEPENDENCE OF RULES AND ASSESSMENT CRITERIA

1.2.1 RULES TABLES

The Rules Tables state:

- the *Permitted Activities* and the *conditions for Permitted Activities*; and
- the *Controlled, Restricted Discretionary* and *Discretionary Activities* and the standards and terms for those activities; and
- *Non-Complying Activities*.

1.2.2 PLANNING MAPS

Reference shall be made to the relevant Planning Map for the Lakes A Zone to determine which Policy Area(s) and Rule Management Area(s) applies to the *land* or *site*.

1.2.3 DETERMINING THE STATUS OF AN ACTIVITY

- (1) Unless otherwise specified in the Rules Tables:
 - (a) All Activities that do not contravene any Rule in this *plan* shall be *Permitted Activities*.
 - (b) All Activities that cannot comply with the *conditions for Permitted Activities* shall be *Discretionary Activities*.
 - (c) All Activities that cannot comply with one or more of the standards that apply to *Controlled* or *Restricted Discretionary Activities* shall be *Discretionary Activities*.
 - (d) All Activities that cannot comply with any one or more of the standards that apply to *Discretionary Activities* (where these are specified), shall be *Non-Complying Activities*.

For the avoidance of doubt the *effects* of the entire application/proposal will be considered when any Activity defaults to *Controlled, Discretionary* or *Non-Complying* in accordance with (1)(b) to (d) above.

- (2) Where a proposal comprises a number of different activities or *effects* (i.e. a number of Rules apply) and has a combination of statuses, then the stricter status test shall be applied e.g. a proposal with *Controlled* and *Discretionary* statuses would be considered as *Discretionary*.

1.2.4 INTERDEPENDENCE OF RULES

The Rules are divided into Six broad groups – Activities, *Building Design, Effects, Infrastructure* and *Utility Services, Subdivision* and *Consultation* - and are designed to function interdependently. Each applicant will need to determine on a case by case basis which rules are relevant to that proposal.

1.0**GENERAL RULES****1.2 RULES TABLES, STATUS OF ACTIVITIES, INTERDEPENDENCE OF RULES AND ASSESSMENT CRITERIA**

Generally **Rules 2.0 to 16.0** and **30.0 to 37.0** will apply to the stated activity. **Rules 17.0 to 25.0** are *Building Design* Rules. **Rules 26.0 to 29.0** are *Effects* Rules that apply to any activity. For any *building* activity after a *site* has been subdivided, all Activity, *Building Design*, *Effects* and Infrastructure and Utility Services and Consultation Rules apply where relevant. Provided that, for those *sites* that are Scheduled Sites, the Rules as set out in **Rule 42.0** shall apply. **Rule 43** applies to Tangata Whenua Structure Plans.

1.2.5 NOTIFICATION

All *Controlled* and *Restricted Discretionary Activity* applications can be considered without the need to obtain the written approval of affected persons. Where Council considers special circumstances exist in relation to any application for a *Controlled* or *Restricted Discretionary Activity* consent, the application may be notified. Notwithstanding the above, where approval is sought for *Restricted Discretionary Activities* relating to solar access and *building platforms*, affected parties consent is required.

1.2.6 LINKING OF RULES TO OBJECTIVES AND POLICIES

Links from Rules to Objectives and Policies are found in **Section 4.0** of this *Plan*.

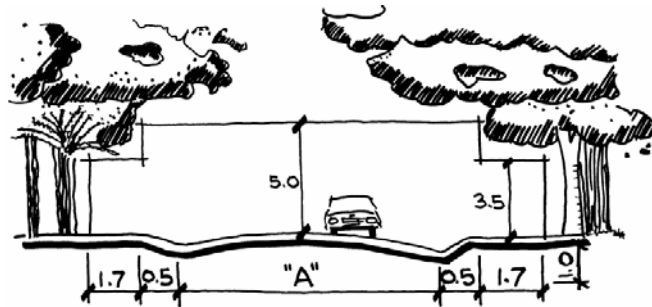
1.2.7 ASSESSMENT CRITERIA

The criteria for the assessment of *Discretionary* and *Non-Complying Activities* are outlined in **Criteria CR1.0 to CR29.0**.

2.0			INDIGENOUS VEGETATION DISTURBANCE		
MANAGEMENT AREA	2.1 PERMITTED ACTIVITIES	2.2 to 2.5 OTHER ACTIVITIES			
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT 	<p>A2.1.1 <i>Indigenous vegetation disturbance</i> complying with any of the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1 It is <i>indigenous vegetation disturbance</i> for the purpose of creating a <i>building platform</i> or <i>vehicle access</i> to it where: <ol style="list-style-type: none"> a) There is no alternative <i>building platform</i> clear of <i>indigenous vegetation</i>; and b) The <i>indigenous vegetation</i> is not located within the 2.5 metre <i>buffer</i> from the <i>site boundary</i>; or 2 It is <i>disturbance</i> of <i>indigenous vegetation</i> that does or will within two years obstruct the view obtained from a <i>viewpoint</i>; or 3 It is trimming of the <i>indigenous vegetation</i>, where the vegetation does or will within two years do any of the following: <ol style="list-style-type: none"> a) Interfere with the operation of existing electricity and telecommunication lines that are <i>Permitted Activities</i> under Rules A37.1.1, A37.1.2, B37.1.1 and B37.1.2 or interfere with the safe operation of an existing underground gas pipeline; or b) Be within 5 metres vertical height from a carriageway or the shoulder of a public <i>road, private road, private way</i> or an <i>on-site manoeuvring area</i> (i.e. overhanging branches); or c) Be within 3.5 metres vertical height above or one (1) metre below the services corridor of a public <i>road</i> (Refer Diagram below); 	<p>A2.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A2.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>A2.4 Discretionary Activities</p> <p>A2.4.1 Any <i>indigenous vegetation disturbance</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>A2.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>			

2.0 INDIGENOUS VEGETATION DISTURBANCE

MANAGEMENT AREA	2.1 PERMITTED ACTIVITIES	2.2 to 2.5 OTHER ACTIVITIES
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Note:

1. 'A' – Existing sealed carriageway width, or where the road is to be widened, in accordance with **Rule 33.1.1**.
2. All vertical measurements are to be taken from the centreline of the carriageway formation (ie: 3.5m and 5.0m), and apply equally to each side of the road.
3. All measurements are in metres.

but not where:

- 4 It is *disturbance of indigenous vegetation* associated with a *geothermal feature*; or
- 5 It is *disturbance of indigenous vegetation* within a *RAP* or a *PNA*; or
- 6 It is *disturbance of indigenous mistletoe species* (*Tupeia Antarctica* and *Ileostylus micranthus*) or *disturbance of the host plant* on which indigenous mistletoe is present; or
- 7 It is *disturbance of planted or naturally established indigenous vegetation* that is protected as a condition of a resource consent.

<p>B:-</p> <ul style="list-style-type: none"> • PROTECTION 	<p>B2.1.1 <i>Indigenous Vegetation Disturbance</i> complying with any of the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1 It is <i>disturbance of indigenous vegetation</i> where: 	<p>B2.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p>
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2.0 INDIGENOUS VEGETATION DISTURBANCE		
MANAGEMENT AREA	2.1 PERMITTED ACTIVITIES	2.2 to 2.5 OTHER ACTIVITIES
<ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL • BUSH SETTLEMENT 	<ol style="list-style-type: none"> a. It is an <i>indigenous vegetation unit</i> that is less than 250 m² in area; or b. It is an understorey of indigenous species within an established <i>plantation forest</i>; or c. It is natural regeneration of <i>indigenous vegetation</i> that has established on forest road margins and skid sites within an exotic <i>plantation forest</i> since it was planted, and the <i>disturbance</i> is incidental to the management of the <i>plantation forest</i>; or d. It is an understorey of <i>indigenous vegetation</i> species beneath a closed canopy of naturally established or wilding exotic tree species (refer Diagram below) <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;">(a cover of <i>indigenous vegetation</i> beneath a scattered cover of exotic tree species is not included – refer to Diagram below);</p> <div style="text-align: center; margin: 10px 0;">  </div> <p style="text-align: center;">OR</p>	<p>B2.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>B2.4 Discretionary Activities B2.4.1 Any <i>Indigenous Vegetation Disturbance</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>B2.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>

2.0			INDIGENOUS VEGETATION DISTURBANCE		
MANAGEMENT AREA	2.1 PERMITTED ACTIVITIES	2.2 to 2.5 OTHER ACTIVITIES			
	<ul style="list-style-type: none"> e. It is an area of indigenous tree species planted and managed as a <i>plantation</i> forest or for other commercial purposes; or f. It is indigenous plantings established for landscaping or amenity purposes; or g. It is rushes in pasture; or h. It is bracken fern (<i>Pteridium esculentum</i>) or hard fern (<i>Paesia scaberula</i>); or i. It is <i>indigenous vegetation</i> that is less than 2 metres in height that has regenerated naturally following repeated clearance for farming purposes and the clearance is to maintain an existing farming operation, but does not include areas of tree fern-dominant <i>indigenous vegetation</i>; provided that the <i>disturbance</i> is located outside a <i>riparian area</i>; and is not on a <i>slope</i> that exceeds 25°; or <ul style="list-style-type: none"> 2. It is <i>disturbance</i> of naturally regenerating <i>indigenous vegetation</i> within 2 metres of a maintained fence; or 3. It is <i>disturbance</i> of <i>indigenous vegetation</i> within 5 metres of a <i>habitable building</i>; or 4. It is trimming of <i>indigenous vegetation</i> where the vegetation does or will within two years do any of the following: <ul style="list-style-type: none"> a) Interfere with the operation of existing electricity and telecommunication lines that are <i>Permitted Activities</i> under Rules A37.1.1, A37.1.2, B37.1.1 and B37.1.2 or interfere with the safe operation of an existing underground 				

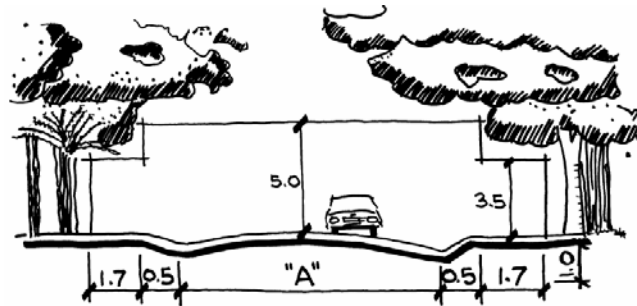
2.0 INDIGENOUS VEGETATION DISTURBANCE

MANAGEMENT AREA

2.1 PERMITTED ACTIVITIES

2.2 to 2.5 OTHER ACTIVITIES

- gas pipeline; or
- b) Be within 5 metres vertical height from a carriageway or the shoulder of a public road, private road, private way or an on-site manoeuvring area (i.e. overhanging branches); or
- c) Be within 3.5 metres vertical height above or one (1) metre below the services corridor of a public road (Refer Diagram below); or



Note:

1. 'A' – Existing sealed carriageway width, or where the road is to be widened, in accordance with **Rule 33.1.1**.
2. All vertical measurements are to be taken from the centreline of the carriageway formation (ie: 3.5m and 5.0m), and apply equally to each side of the road.
3. All measurements are in metres.
5. It is *disturbance of indigenous vegetation* that does or will within two years obstruct a view from a *viewpoint*;
but not where:
6. It is *disturbance of indigenous vegetation* associated with a *geothermal feature*; or

2.0 INDIGENOUS VEGETATION DISTURBANCE		
MANAGEMENT AREA	2.1 PERMITTED ACTIVITIES	2.2 to 2.5 OTHER ACTIVITIES
	<ul style="list-style-type: none"> 7. It is <i>disturbance</i> of <i>indigenous vegetation</i> within a <i>RAP</i> or a <i>PNA</i>; or 8. It is <i>disturbance</i> of a rare or threatened <i>indigenous plant species</i> or <i>vegetation type</i>; or 9. It is <i>disturbance</i> of planted or naturally established <i>indigenous vegetation</i> that is protected as a condition of a resource consent. 	
Explanation and Principal Reasons		
<p>The substantial <i>land</i> areas of <i>indigenous vegetation</i> within the <i>catchments</i> are an essential element of the natural character of the Lakes A Zone and landscape character of the settlements. In addition, these areas have important biodiversity values. Some have been identified as significant, and others are likely to have potential values as ecological corridors. Because of these values the removal of <i>indigenous vegetation</i> is limited to that which is of poor or marginal quality and which is essential for housing purposes within the settlement management areas. In particular, Council wishes to retain all <i>indigenous vegetation</i> in <i>riparian areas</i> to protect the integrity of the <i>land/water</i> interface ecology and natural character of the <i>lakes</i> and <i>lake</i> margins. This protective approach will preserve the natural character of the Lakes A Zone including ecological corridors, indigenous terrestrial fauna and adjacent aquatic habitats.</p>		

3.0 EXOTIC VEGETATION DISTURBANCE IN RIPARIAN AREA

B:-

- BUSH SETTLEMENT
- SENSITIVE RURAL
- LESS SENSITIVE RURAL
- PROTECTION

B3.1.1 *Exotic Vegetation Disturbance* in a riparian area complying with any of the following conditions:

1. The vegetation within a minimum distance of 10 metres from a *waterbody* or *geothermal feature* is replaced with a permanent cover of *indigenous vegetation* (by natural regeneration or planting) and where the balance of the *riparian area* which has been disturbed is replanted with either exotic or indigenous tree or shrub species; or
2. The vegetation does or will within two years obstruct the view obtained from a *viewpoint*; or
3. The vegetation will adversely affect the ecological integrity or viability, or species diversity of any area of *indigenous vegetation*; or
4. It is trimming of the *exotic vegetation* where the vegetation does or will within two years do any of the following:
 - a) Interfere with the operation of existing electricity and telecommunications lines that are *Permitted Activities* under **Rules A37.1.1, A37.1.2, B37.1.1** and **B37.1.2** or interfere with the safe operation of an existing underground gas pipeline; or
 - b) Be within 5 metres vertical height from a carriageway or the shoulder of a public *road*, *private road*, *private way* or an *on-site manoeuvring* area (i.e. overhanging branches); or
 - c) Be within 3.5 metres vertical height above or one (1) metre below the services corridor of a public *road* (Refer Diagram below).

B3.2 Controlled Activities

There are no *Controlled Activities*.

B3.3 Restricted Discretionary Activities

There are no *Restricted Discretionary Activities*.

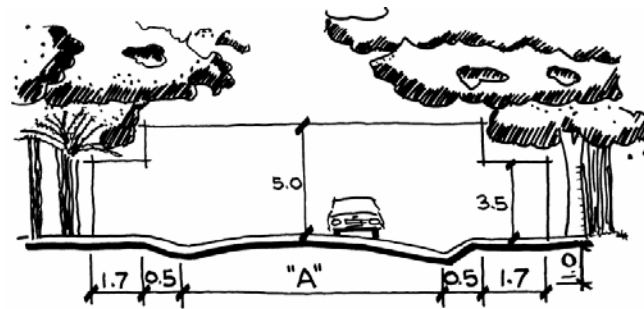
B3.4 Discretionary Activities

B3.4.1 Any *Exotic Vegetation Disturbance* in riparian areas that does not comply with the conditions for *Permitted Activities*.

B3.5 Non-Complying Activities

There are no *Non-Complying Activities*.

3.0 EXOTIC VEGETATION DISTURBANCE IN RIPARIAN AREA



Note:

1. 'A' – Existing sealed carriageway width, or where the road is to be widened, in accordance with **Rule 33.1.1**.
2. All vertical measurements are to be taken from the centreline of the carriageway formation (ie: 3.5m and 5.0m), and apply equally to each side of the road.
3. All measurements are in metres

Explanation and Principal Reasons

A healthy riparian margin is pivotal to protecting the natural character of the *lakes* and their margins, and aquatic habitats in the *lakes*, which are an essential part of the natural character. Management of the *disturbance* of *exotic vegetation* in *riparian areas* is intended to ensure that these natural character and heritage values are retained in a way that meshes the equivalent values provided by *indigenous vegetation*. Outside the *riparian areas* *exotic vegetation disturbance* in the Lakes A Zone is not specifically regulated except as identified in **Rule 3.0**, but is permitted subject to compliance with the remaining provisions of this *Plan*. Replacement of existing *exotic vegetation* with indigenous or longer-rotation *exotic vegetation* is not required, although it may be encouraged where that is desirable. Appropriate replacement vegetation will maintain and enhance the values and features listed in **Policy P8.1**.

4.0 SPECIAL VEGETATION DISTURBANCE AND ESTABLISHMENT RULES

MANAGEMENT AREA	4.1 PERMITTED ACTIVITIES	4.2 to 4.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>4.1.1 Exotic Tree Establishment complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. The vegetation does or will not when mature obstruct the view obtained from a <i>viewpoint</i>. <p>4.1.2 Notwithstanding any other rule, the removal of <i>pest plants</i> as specified in the Regional Pest Plant Management Strategy.</p>	<p>4.2 Controlled Activities</p> <p>4.2.1 Forest Harvesting on any <i>site</i> which is accessed from Spencer Road or Millar Road.</p> <p>Council shall reserve its control and may impose <i>conditions</i> on the following matters:</p> <ul style="list-style-type: none"> • The timing of transport of <i>exotic vegetation</i> off-<i>site</i>. • Dust prevention or mitigation measures. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>4.2.2 Forest harvesting in the covenanted areas at Lake Tikitapu and Lake Rotokakahi as shown on DPS 54801.</p> <p>Council shall reserve its control and may impose <i>conditions</i> on the following matters:</p> <ul style="list-style-type: none"> • The staging, the time of day, season and weather <i>conditions</i> when the harvesting can take place. • Measures to address nuisance <i>effects</i> such as noise. • The management of the transport of harvested logs to reduce adverse <i>effects</i> on the community and roading safety. • The replanting of areas of harvested forest in species and patterns that maintain the landscape values of the area and that are capable of being selectively managed. • Dust prevention or mitigation measures. <p>In setting <i>conditions</i> on any consent, Council will consider any agreement or covenant that exists between the Crown and the Licensee that meets the objectives of this <i>Plan</i>. In particular, Council will consider using the covenants that exist between the Crown and the Licensee dated 30 April 1990 as a basis for <i>conditions</i> on a consent. Because of</p>

4.0 SPECIAL VEGETATION DISTURBANCE AND ESTABLISHMENT RULES		
MANAGEMENT AREA	4.1 PERMITTED ACTIVITIES	4.2 to 4.5 OTHER ACTIVITIES
		<p>the nature of the activity, Council will consider giving a long term consent with a review clause.</p> <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>4.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>4.4 Discretionary Activities</p> <p>4.4.1 Any Exotic Tree Establishment that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>4.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
Explanation and Principal Reasons		
<p>The Lakes A Zone has numerous outstanding natural features and landscapes that can be viewed from a range of locations. These are identified on the Planning Maps. Council wishes to ensure that over time exotic trees do not block the specified views to and from outstanding features and landscapes.</p> <p>Removal of <i>pest plants</i> is permitted as it is important that they are able to be controlled to protect the values provided by indigenous and beneficial or benign <i>exotic vegetation</i>.</p> <p>It is not the intention of Council to prevent forest harvesting. However, there are specific controls to manage the <i>effects</i> of logging traffic through the settlement areas. In the covenanted area by Tikitapu Council desires to ensure the wider public interest is taken into account at the time of harvesting should the present covenant be altered.</p>		

5.0**EARTHWORKS**

Advisory Note: - Land disturbance activities are also controlled by provisions in regional plans.

MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT 	<p>A5.1.1 <i>Earthworks</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 2. The <i>earthworks</i> are on <i>slopes</i> that do not exceed 15°; and 3. The fill is <i>cleanfill</i> and has a vertical dimension that does not exceed 450mm; and 4. The excavation has a vertical dimension that does not exceed 1500mm (1.5 metres); and 5. The <i>earthworks</i> do not exceed 100 m³; and 6. The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and 7. The <i>earthworks</i> are, or each planned separate stage of earthwork is, completed within 3 months. <p>A5.1.2 Temporary stockpiling of re-useable earth or rock material complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. It is outside an <i>ephemeral watercourse</i>, or the 2% <i>AEP lake</i> flood level; and 2. It does not exceed 100m³; and 3. It is inert; and 4. It is entirely removed within 6 months; and 5. It does not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>. 	<p>A5.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A5.3 Restricted Discretionary Activities</p> <p>A5.3.1 The <i>earthworks</i> are for a <i>building platform</i> and access to it, or for a <i>structure</i> and comply with the following standards:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 2. No part of the <i>earthworks</i> can be <i>seen</i> from a <i>lake</i>, a <i>viewpoint</i> or a <i>public reserve</i>; and 3. (a) The <i>earthworks</i> are on <i>slopes</i> that exceed 15° but do not exceed 24°; or <ol style="list-style-type: none"> (b) The fill is <i>cleanfill</i> and has a vertical dimension that exceeds 450mm (0.45 metres) but does not exceed 1500mm (1.5 metres); or (c) The excavation has a vertical dimension that exceeds 1500mm (1.5 metres) but does not exceed 2.5 metres. <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • Geotechnical design. • <i>Land s</i>. • tability management. • Stormwater and sediment management. • Any <i>effect</i> on an <i>historic place</i>, archaeological site, or <i>waahi tapu</i> both recorded and unrecorded.

5.0**EARTHWORKS**

Advisory Note: - Land disturbance activities are also controlled by provisions in regional plans.

MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
		<ul style="list-style-type: none"> • Measures to avoid, remedy or mitigate <i>effects</i> on any view obtained from a <i>lake, viewpoint, public reserve</i> or public <i>road</i>. • The location <i>on-site</i>, the extent, method, staging, time of day, season and weather <i>conditions</i> under which <i>earthworks</i> can be undertaken. • The location of <i>building platforms</i>. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>A5.3.2 <i>Earthworks</i> in <i>ephemeral watercourses</i>.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matter:</p> <ol style="list-style-type: none"> 1. Measures to avoid sedimentation from <i>ephemeral watercourses</i>. <p>A5.4 Discretionary Activities</p> <p>A5.4.1 <i>Earthworks</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> or are not <i>Restricted Discretionary Activities</i>.</p> <p>A5.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>

5.0

EARTHWORKS

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MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
<p>B:-</p> <ul style="list-style-type: none"> • PROTECTION 	<p>B5.1.1 <i>Earthworks</i> are not <i>Permitted Activities</i>.</p> <p>B5.1.2 Notwithstanding Rule B5.1.1, the <i>earthworks</i> are for farm or forestry tracks or for forestry skid sites complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They cannot be <i>seen</i> from a <i>lake, viewpoint</i> or <i>public reserve</i>; and 2. The <i>earthworks</i> are outside a <i>riparian area</i>; and 3. The fill is <i>cleanfill</i>; and 4. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 5. The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and 6. The <i>earthworks</i> are, or each planned separate stage of earthwork is, completed within 3 months. <p>B5.1.3 Notwithstanding Rule B5.1.1, <i>earthworks</i> for the upgrading of the existing formation of farm and forestry tracks or existing forestry skid sites where they can be <i>seen</i> from a <i>lake, viewpoint</i> or <i>public reserve</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1 The <i>earthworks</i> are outside a <i>riparian area</i>; and 2 The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and 3 The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 4 The excavation has a vertical dimension that does 	<p>B5.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>B5.3 Restricted Discretionary Activities</p> <p>B5.3.1 <i>Earthworks</i> for:</p> <ol style="list-style-type: none"> (a) the upgrading of the existing formation of farm and forestry tracks and existing forestry skid sites where they can be <i>seen</i> from a <i>lake, viewpoint</i> or <i>public reserve</i> and do not comply with the <i>conditions</i> for <i>permitted activities</i>; and (b) the construction of new farm and forestry tracks and new forestry skid sites that can be <i>seen</i> from a <i>lake, viewpoint</i> or <i>public reserve</i>; <p>and which comply with the following standards:</p> <ol style="list-style-type: none"> 1 The <i>earthworks</i> are outside a <i>riparian area</i>; and 2 The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and 3 The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 4 Surplus earth material is not disposed of by sidecasting. <p>Council shall restrict its discretion to and may impose <i>conditions</i> in respect of:</p> <ul style="list-style-type: none"> • Staging, season and weather <i>conditions</i> under which <i>earthworks</i> can be undertaken and be completed by; • The maximum area of bare earth <i>slope</i> faces; • Seeding and/or planting of unvegetated bare earth

5.0**EARTHWORKS**

Advisory Note: - Land disturbance activities are also controlled by provisions in regional plans.

MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
	<p>not exceed 1500mm (1.5 metres); and</p> <p>5 The fill is clean fill and has a vertical dimension that does not exceed 450mm; and</p> <p>6 Surplus earth material is not disposed of by sidecasting; and</p> <p>7 The unvegetated bare earth <i>slope</i> faces are vegetated upon completion of the works, using rapid revegetation techniques such as hydro-seeding; and</p> <p>8 The <i>earthworks</i> or each planned separate stage is/are completed within 3 months.</p>	<p><i>slope</i> faces;</p> <ul style="list-style-type: none"> • Screening of <i>effects</i>; • Stability and type of fill material; • Stormwater and sediment management; and • The ease of public accessibility of a view being <i>seen</i> from a <i>public reserve</i>. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>B5.3.2 <i>Earthworks</i> in <i>ephemeral watercourses</i>.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matter:</p> <ol style="list-style-type: none"> 1. Measures to avoid sedimentation from <i>ephemeral watercourses</i>. <p>B5.4 Discretionary Activities</p> <p>B5.4.1 All <i>Earthworks</i> in the Protection Area.</p> <p>B5.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
<ul style="list-style-type: none"> • SENSITIVE RURAL • BUSH SETTLEMENT 	<p>C5.1.1 <i>Earthworks</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> are outside a <i>riparian area</i>; and 2. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 3. The fill is <i>cleanfill</i> and has a vertical dimension that does not exceed 450mm; and 	<p>C5.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>C5.3 Restricted Discretionary Activities</p> <p>C5.3.1 <i>Earthworks</i> that cannot be <i>seen</i> from a <i>lake</i>, <i>viewpoint</i> or <i>public reserve</i> and which comply with the following standards:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> are outside a <i>riparian area</i>; and

5.0

EARTHWORKS

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MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
	<p>4. The excavation has a vertical dimension that does not exceed 1500mm (1.5 metres); and</p> <p>5. The <i>earthworks</i> are on <i>slopes</i> that do not exceed 15°; and</p> <p>6. The <i>earthworks</i> do not exceed 100 m³; and</p> <p>7. The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and</p> <p>8. The <i>earthworks</i> are, or each planned separate stage of earthwork is, completed within 3 months.</p> <p>C5.1.2 Notwithstanding Rule C5.1.1, the <i>earthworks</i> are for farm or forestry tracks or for forestry skid sites complying with the following <i>conditions</i>:</p> <p>1. They cannot be <i>seen</i> from a <i>lake, viewpoint</i> or <i>public reserve</i>; and</p> <p>2. The <i>earthworks</i> are outside a <i>riparian area</i>; and</p> <p>3. The fill is <i>cleanfill</i>; and</p> <p>4. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and</p> <p>5. The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and</p> <p>6. The <i>earthworks</i> are, or each planned separate stage of earthwork is, completed within 3 months.</p> <p>C5.1.3 Temporary stockpiling of re-useable earth or rock material complying with the following <i>conditions</i>:</p> <p>1. It is outside a <i>riparian area, ephemeral watercourse</i>, or the 2% <i>AEP lake flood level</i>; and</p>	<p>2. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and</p> <p>3. (a) The <i>earthworks</i> are on <i>slopes</i> that exceed 15° but do not exceed 24°; or</p> <p>(b) The fill is <i>cleanfill</i> and has a vertical dimension that exceeds 450mm and does not exceed 1500mm (1.5 metres); or</p> <p>(c) The excavation has a vertical dimension that exceeds 1500mm (1.5 metres) but does not exceed 2.5 metres.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • Geotechnical design. • Land stability management. • Stormwater and sediment management. • Any <i>effect</i> on an <i>historic place</i>, archaeological site, or <i>waahi tapu</i> both recorded and unrecorded. • The location <i>on-site</i>, the extent, method, staging, time of day, season and weather <i>conditions</i> under which <i>earthworks</i> can be undertaken. • The location and size of <i>building platforms</i>. • Measures to avoid, remedy or mitigate <i>effects</i> on any view obtained from a <i>lake, viewpoint, public reserve</i> or <i>public road</i>. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to</p>

5.0

EARTHWORKS

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MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
	<p>2. It is inert; and</p> <p>3. It is entirely removed within 6 months; and</p> <p>4. It does not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>.</p> <p>C5.1.4 Notwithstanding Rule C5.1.1, <i>Earthworks</i> for the upgrading of the existing formation of farm and forestry tracks or existing forestry skid sites where they can be <i>seen</i> from a <i>lake</i>, <i>viewpoint</i> or <i>public reserve</i> complying with the following <i>conditions</i>:</p> <p>1 The <i>earthworks</i> are outside a <i>riparian area</i>; and</p> <p>2 The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and</p> <p>3 The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and</p> <p>4 The excavation has a vertical dimension that does not exceed 1500mm (1.5 metres); and</p> <p>5 The fill is clean fill and has a vertical dimension that does not exceed 450mm; and</p> <p>6 Surplus earth material is not disposed of by sidecasting; and</p> <p>7 The unvegetated bare earth <i>slope</i> faces are vegetated upon completion of the works, using rapid revegetation techniques such as hydro-seeding; and</p> <p>8 The <i>earthworks</i> or each planned separate stage</p>	<p>cover monitoring costs.</p> <p>C5.3.2 Earthworks for:</p> <p>(a) The upgrading of the existing formation of farm and forestry tracks and existing forestry skid sites where they can be <i>seen</i> from a <i>lake</i>, <i>viewpoint</i> or <i>public reserve</i> and do not comply with the <i>conditions</i> for permitted activities; and</p> <p>(b) The construction of new farm and forestry tracks and new forestry skid sites that can be <i>seen</i> from a <i>lake</i>, <i>viewpoint</i> or <i>public reserve</i>;</p> <p>and which comply with the following standards:</p> <p>1 The <i>earthworks</i> are outside a <i>riparian area</i>; and</p> <p>2 The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and</p> <p>3 The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and</p> <p>4 Surplus earth material is not disposed of by sidecasting.</p> <p>Council shall restrict its discretion to and may impose <i>conditions</i> in respect of:</p> <ul style="list-style-type: none"> • Staging, season and weather <i>conditions</i> under which <i>earthworks</i> can be undertaken and be completed by; • The maximum area of bare earth <i>slope</i> faces; • Seeding and/or planting of unvegetated bare earth <i>slope</i> faces; • Screening of <i>effects</i>;

5.0**EARTHWORKS**

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MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
	<p>is/are completed within 3 months.</p>	<ul style="list-style-type: none"> • Stability and type of fill material; • Stormwater and sediment management; and • The ease of public accessibility of a view being <i>seen</i> from a <i>public reserve</i>. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>C5.3.3 Earthworks in ephemeral watercourses.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matter:</p> <ol style="list-style-type: none"> 1. Measures to avoid sedimentation from <i>ephemeral watercourses</i>. <p>C5.4 Discretionary Activities</p> <p>C5.4.1 <i>Earthworks</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> or are not <i>Restricted Discretionary Activities</i>.</p> <p>C5.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
<p>D:-</p> <ul style="list-style-type: none"> • LESS SENSITIVE RURAL 	<p>D5.1.1 <i>Earthworks</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> are outside a <i>riparian area</i>; and 2. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 3. The <i>earthworks</i> are on <i>slopes</i> that do not exceed 25°; and 4. The fill is <i>cleanfill</i> and has a vertical dimension 	<p>D5.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>D5.3 Restricted Discretionary Activities</p> <p>D5.3.1 <i>Earthworks</i> which comply with the following standards:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> are outside a <i>riparian area</i>; and 2. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and

5.0**EARTHWORKS**

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MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
	<p>that does not exceed 450mm; and</p> <p>5. The excavation has a vertical dimension that does not exceed 2500mm (2.5 metres); and</p> <p>6. The <i>earthworks</i> do not exceed 500 m³; and</p> <p>7. The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and</p> <p>8. The <i>earthworks</i> are, or each planned separate stage of earthwork is, completed within 3 months.</p> <p>D5.1.2 Notwithstanding Rule D5.1.1 the <i>earthworks</i> are for farm or forestry tracks or for forestry skid sites complying with the following <i>conditions</i>:</p> <p>1. The <i>earthworks</i> are outside a <i>riparian area</i>; and</p> <p>2. The fill is <i>cleanfill</i>; and</p> <p>3. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and</p> <p>4. The <i>earthworks</i> are outside an <i>ephemeral watercourse</i>; and</p> <p>5. The <i>earthworks</i> are, or each planned separate stage of earthwork is, completed within 3 months.</p> <p>D5.1.3 Temporary stockpiling of re-useable earth or rock material complying with the following <i>conditions</i>:</p> <p>1. It is outside a <i>riparian area</i>, <i>ephemeral watercourse</i>, or the 2% <i>AEP lake</i> flood level; and</p> <p>2. It is inert; and</p> <p>3. It is entirely removed within 6 months; and</p> <p>4. It does not disturb any recorded heritage feature</p>	<p>3. a) The <i>earthworks</i> are on <i>slopes</i> that exceed 25° but do not exceed 35°; or</p> <p>b) The fill is <i>cleanfill</i> and has a vertical dimension that exceeds 450mm; or</p> <p>c) The excavation has a vertical dimension that exceeds 2.5 metres.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • Geotechnical design. • <i>Land</i> stability management. • Stormwater and sediment management. • The method and timing of the <i>earthworks</i> operations. • Any <i>effect</i> on an <i>historic place</i>, archaeological site, or <i>waahi tapu</i> both recorded and unrecorded. • The location on-<i>site</i>, the extent, staging, time of day, season and weather <i>conditions</i> under which <i>earthworks</i> can be undertaken. • The location and size of <i>building platforms</i>. • Measures to avoid, remedy or mitigate <i>effects</i> on any view obtained from a <i>lake</i>, <i>viewpoint</i>, <i>public reserve</i> or <i>public road</i>. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>D5.3.2 <i>Earthworks</i> in <i>ephemeral watercourses</i>.</p> <p>Council shall restrict its discretion and may impose</p>

5.0 EARTHWORKS		
Advisory Note: - Land disturbance activities are also controlled by provisions in regional plans.		
MANAGEMENT AREA	5.1 PERMITTED ACTIVITIES	5.2 to 5.5 OTHER ACTIVITIES
	including <i>historic places</i> , archaeological sites and <i>waahi tapu</i> .	<p><i>conditions</i> in respect of the following matter:</p> <p>1. Measures to avoid sedimentation from <i>ephemeral watercourses</i>.</p> <p>D5.4 Discretionary Activities</p> <p>D5.4.1 <i>Earthworks</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> or are not <i>Restricted Discretionary Activities</i>.</p> <p>D5.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
Explanation and Principal Reasons		
<p>Much of the Lakes A Zone soils are a product of the Tarawera eruption. The ‘Rotomahana mud soils’ are prone to erosion and therefore Council intends to manage <i>earthworks</i> relatively strictly to ensure minimal sedimentation in the <i>lakes</i> and scouring of the landforms. Both of these adversely affect <i>indigenous vegetation</i>, terrestrial and aquatic habitats, natural character and outstanding landforms. Additionally, <i>earthworks</i> (cuts and fills) have the potential to adversely affect the natural character and landscapes of the <i>Zone</i> in a direct way. Fills are controlled to a lesser dimension than cuts because of the need to ensure compaction is carried out sufficiently well not to result in a hazard to future <i>building</i> and to ensure stormwater is managed.</p>		

6.0 BUILDING PLATFORMS		
MANAGEMENT AREA	6.1 PERMITTED ACTIVITIES	6.2 to 6.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL • BUSH SETTLEMENT 	<p>A6.1.1 <i>Building Platforms</i> complying with the following conditions:</p> <ol style="list-style-type: none"> 1. They are outside a <i>riparian area</i>; and 2. They are outside an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level; and 3. They are at least 1 metre above the <i>groundwater table</i>; and 4. They are able to accommodate any on-site effluent treatment system; and 5. They can be accessed by a vehicular access that can be formed within the <i>Permitted Activity conditions</i> for <i>earthworks</i> and <i>indigenous vegetation disturbance</i>; and 6. They are not on <i>land</i> with <i>slopes</i> that exceed 24°; and 7. They are not located within a 25 metre <i>buffer</i> of any scenic <i>road</i> boundary; and 8. They are not located within a 10 metre <i>buffer</i> of a <i>site</i> boundary; and 9. They are located clear of any areas of instability or known natural or artificial hazard. 	<p>A6.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A6.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>A6.4 Discretionary Activities</p> <p>A6.4.1 Any <i>Building Platforms</i> that do not comply with the conditions for <i>Permitted Activities</i>.</p> <p>A6.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
<p>B:-</p> <ul style="list-style-type: none"> • SETTLEMENT AREA 	<p>B6.1.1 <i>Building Platforms</i> complying with the following conditions:</p> <ol style="list-style-type: none"> 1. They are outside an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level; and 2. They are at least 1 metre above the <i>groundwater table</i>; and 3. They are able to accommodate any on-site effluent treatment system; and 	<p>B6.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>B6.3 Restricted Discretionary Activities</p> <p>B6.3.1 Any <i>Building Platforms</i> that do not comply with the conditions for <i>Permitted Activities</i>.</p> <p>Council shall restrict its discretion and may impose conditions in respect of the matters contained in RD6.1</p>

6.0 BUILDING PLATFORMS		
MANAGEMENT AREA	6.1 PERMITTED ACTIVITIES	6.2 to 6.5 OTHER ACTIVITIES
	<p>4. They can be accessed by a vehicular access that can be formed within the <i>Permitted Activity conditions</i> for <i>earthworks</i> and <i>indigenous vegetation disturbance</i>; and</p> <p>5. They are located clear of any areas of instability or known natural or artificial hazard; and</p> <p>6. They are not located within a 2.5 metre <i>buffer</i> of a <i>site</i> boundary.</p>	<p>and RD6.2.</p> <p>B6.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>B6.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
<p>C:-</p> <ul style="list-style-type: none"> PROTECTION 	<p>C6.1.1 <i>Building platforms</i> are not <i>Permitted Activities</i>.</p>	<p>C6.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>C6.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>C6.4 Discretionary Activities C6.4.1 Any <i>Building Platform</i> in the Protection Area.</p> <p>C6.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>

BUILDING PLATFORMS AS RESTRICTED DISCRETIONARY ACTIVITIES

RULE RD6.1

Council shall restrict its discretion to the following matters:

- RD6.1.1 The extent to which the *building platform* intrudes into a *riparian area*, an *ephemeral watercourse* or the 2% *AEP lake* flood level.
- RD6.1.2 The extent to which the *building platform* is less than 1 metre above *groundwater table*.
- RD6.1.3 The extent to which the *building platform* cannot be accommodated in accordance with the *Permitted Activity condition* for *earthworks* and *indigenous vegetation disturbance*.
- RD6.1.4 The extent to which *vehicle* access to the *building platform* can not be formed in accordance with the *Permitted Activity conditions* for *earthworks* and *indigenous vegetation disturbance*.
- RD6.1.5 The extent to which the *building platform* is on *land* steeper than 25° or on areas of instability, on known active faults or affected by other natural or artificial hazards.
- RD6.1.6 The extent to which the *building platform* encroaches into any *buffer*.
- RD6.1.7 The extent to which the location of the *building platform* will affect the ability of a *building* to be built in accordance with **Rules 17.0 to 25.0**.

RULE RD6.2

Council may impose *conditions* in respect of the following matters:

- Specifying the precise location of a *building platform* on a *site*.
- Limiting the location of *earthworks* and *disturbance* of vegetation.
- Specifying the height above *groundwater table* including works to achieve conformity with the *height*.
- Requiring revegetation or on-site rehabilitation works that may include specifying plant species.
- Specifying the location of access to the *building platform*.
- Specifying alternative design to deal with stormwater flows.
- Specifying measures to mitigate hazards.
- Requiring landscaping or screening.
- Requiring engineering design for *earthworks* and foundations.
- The imposition of a bond to ensure satisfaction of *conditions* of consent.
- The imposition of a charge to cover the costs of monitoring.
- Specifying staging, the time of day, season and weather *conditions* for on-site works in respect of vegetation *disturbance* and *earthworks*.

Explanation and Principal Reasons

Buildings can have an adverse *effect* on natural character. The *building platform* rule recognises and provides for important elements that make up the natural character of the Lakes A Zone such as vegetation *disturbance*, *earthworks*, *riparian areas* and the *slope* of *land* and takes these into account in determining the position on a *site* where *development* can occur. The *building platform* rule also takes into account natural hazards such as flooding and areas of *land* instability in determining whether the precise location of a *building* on a *site* is suitable from a human safety perspective.

7.0 BUILDINGS		
MANAGEMENT AREA	7.1 PERMITTED ACTIVITIES	7.2 to 7.5 OTHER ACTIVITIES
A:- <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT • SENSITIVE RURAL • LESS SENSITIVE RURAL 	A7.1.1 <i>Buildings complying with the conditions for Permitted Activities.</i>	
B:- <ul style="list-style-type: none"> • PROTECTION 	B7.1.1 <i>Buildings are not Permitted Activities.</i>	B7.2 Controlled Activities. <i>There are no Controlled Activities.</i> B7.3 Restricted Discretionary Activities <i>There are no Restricted Discretionary Activities.</i> B7.4 Discretionary Activities B7.4.1 <i>All buildings in the Protection Area.</i> B7.5 Non-Complying Activities <i>There are no Non-Complying Activities.</i>
Explanation and Principal Reasons		
<p><i>Building developments</i> have the greatest potential to adversely affect natural character and landscapes. Therefore this <i>plan</i> applies several rules that will determine the size, design and location of <i>buildings</i> so that adverse <i>effects</i> can be avoided or mitigated. The desired outcomes articulated in the objectives and policies of this <i>plan</i> are achieved through the combination of controls contained in the Rules.</p> <p><i>Building</i> locations are controlled by <i>building platforms</i> which are constrained to locations that are sympathetic to the natural character of the area and avoid potential risk from natural hazards.</p>		

8.0 SECOND HAND BUILDINGS		
MANAGEMENT AREA	8.1 PERMITTED ACTIVITIES	8.2 to 8.5 OTHER ACTIVITIES
A:- <ul style="list-style-type: none"> • SETTLEMENT • SENSITIVE RURAL • LESS SENSITIVE RURAL • BUSH SETTLEMENT 	A8.1.1 Resited second hand <i>buildings</i> on <i>sites</i> are not <i>Permitted Activities</i> .	<p>A8.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A8.3 Restricted Discretionary Activities</p> <p>A8.3.1 Any resited second hand <i>buildings</i>.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • The external cladding and appearance of <i>building</i>, including assessment of whether the finish and detail is compatible with the era of the <i>building</i>. • The nature and timing of any upgrading work to be done to achieve a standard of appearance equivalent to a new <i>building</i>. • The ability to comply with the requirements of the New Zealand Building Code. • The degree to which the work facilitates the relocation of a heritage <i>building</i>. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>A8.4 Discretionary Activities</p> <p>There are no <i>Discretionary Activities</i>.</p> <p>A8.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
B:- <ul style="list-style-type: none"> • PROTECTION 	B8.1.1 Resited Second Hand <i>Buildings</i> on <i>sites</i> are not <i>Permitted Activities</i> .	<p>B8.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p>

8.0 SECOND HAND BUILDINGS		
MANAGEMENT AREA	8.1 PERMITTED ACTIVITIES	8.2 to 8.5 OTHER ACTIVITIES
		<p>B8.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>B8.4 Discretionary Activities B8.4.1 Resited Second Hand <i>Buildings</i>.</p> <p>B8.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
Explanation and Principal Reasons		
<p>In the same way as new <i>buildings</i> are controlled to ensure the maintenance of natural character and to minimise adverse <i>effects</i> on neighbouring properties, so also with relocated <i>buildings</i>. Experience has shown that relocated <i>buildings</i> are often in an unkempt state when first moved onto a <i>site</i>. These rules are to ensure that they are upgraded as soon as practicable, and that they comply with the same appearance requirements as do new <i>buildings</i>.</p>		

9.0 STRUCTURES AND FENCES FOR DEER AND GOAT FARMING

MANAGEMENT AREA	9.1 PERMITTED ACTIVITIES	9.2 to 9.5 OTHER ACTIVITIES
<p>A:</p> <ul style="list-style-type: none"> • SETTLEMENT • SENSITIVE RURAL • BUSH SETTLEMENT • PROTECTION 	<p>A9.1.1 Except as provided for in Rule 37.0, <i>structures</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. Exterior surfaces including the roof, that are finished in reflectivity values between 0 and 37%; and 2. Except for <i>structures</i> accessory to a <i>marae</i>, they cannot be <i>seen</i> from a <i>lake</i> or a <i>viewpoint</i>; and 3. Except for <i>structures</i> accessory to a <i>marae</i>, they cannot be <i>seen</i> against the sky when viewed from a <i>lake</i> or <i>public reserve</i>; and 4. Except for poles for <i>road</i> safety lighting purposes that do not exceed 13 metres, the maximum <i>height</i> shall not exceed 6 metres above <i>ground level</i>. <p>A9.1.2 <i>Structures</i> that are temporary and are located on a <i>site</i> or <i>road</i> for a period that does not exceed one (1) month in any calendar year or for the time the <i>structure</i> is required to complete the construction of a <i>building</i>.</p>	<p>A9.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A9.3 Restricted Discretionary Activities</p> <p>A9.3.1 Any <i>structures</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • Landscaping. • The <i>height</i> of <i>structures</i>. • Reflectivity values – the level of reflectivity. • Surface treatment – the materials and finish used for the exterior. • The location and placement of the <i>structure</i> on <i>site</i>. • The extent to which any lighting is visible or obtrusive when <i>seen</i> from a <i>lake</i>, <i>viewpoint</i> or <i>public reserve</i>. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>A9.4 Discretionary Activities</p> <p>There are no <i>Discretionary Activities</i>.</p> <p>A9.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>

9.0 STRUCTURES AND FENCES FOR DEER AND GOAT FARMING		
MANAGEMENT AREA	9.1 PERMITTED ACTIVITIES	9.2 to 9.5 OTHER ACTIVITIES
B: <ul style="list-style-type: none"> • LESS SENSITIVE RURAL 	<p>B9.1.1 Single masts and/or towers for telecommunication and meteorological purposes complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They have a <i>height</i> that does not exceed 13 metres above <i>ground level</i>; and 2. They have a total diameter or cross sectional dimension that does not exceed 450mm; and 3. Any attached antenna or rod that: <ol style="list-style-type: none"> a) Has a diameter that does not exceed 75mm; and b) Does not exceed a <i>height</i> of 6 metres above the apex of the single mast or tower. <p>B9.1.2 <i>Structures</i> other than those specified in B9.1.1 complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. A maximum <i>height</i> that does not exceed 7.5 metres above <i>ground level</i>. <p>B9.1.3 <i>Structures</i> that are temporary and are located on a <i>site</i> or <i>road</i> for a period that does not exceed 1 month in any calendar year or for the time the <i>structure</i> is required to complete the construction of a <i>building</i>.</p>	<p>B9.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>B9.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>B9.4 Discretionary Activities B9.4.1 Any <i>structures</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>B9.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
	C: <ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL 	<p>C9.1.1 Deer Farming where fences comply with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1 Minimum fence <i>height</i> above ground 2 metres. 2 Line wires 13 – All line wires fastened to inside of posts with the exception of angle posts.

9.0 STRUCTURES AND FENCES FOR DEER AND GOAT FARMING

MANAGEMENT AREA	9.1 PERMITTED ACTIVITIES	9.2 to 9.5 OTHER ACTIVITIES
<ul style="list-style-type: none"> • PROTECTION 	<p>3 Wire spacings Minimum of 8 wires up to 1.2 metres high, maximum of 150mm apart. Minimum of 5 wires above 1.2 metres high, maximum of 250mm apart.</p> <p>4 <i>Height</i> above ground to first wire No greater than 75mm.</p> <p>5 Batten and stay wire spacings</p> <ul style="list-style-type: none"> • Netting Maximum 300mm up to 1.2 metres high. Above 1.2 metres maximum 800mm. No hinge joint netting with stay wire spacings greater than 200mm to be used for up to 1.2 metres in fence <i>height</i>. • Battens Maximum 600mm apart (fallow); Maximum 800mm apart (other deer species). <p>6 Wire gauge 2.5 mm galvanised high tensile or wire equal to or of greater tensile strength.</p> <p>7 Post spacings Maximum 5 metres.</p> <p>8 Post sizes</p> <ul style="list-style-type: none"> • Rounds – minimum 100mm small end diameter; 	<p>C9.5 Non-Complying Activities</p> <p>C9.5.1 Deer or goat fences that do not comply with the conditions for <i>Permitted Activities</i>.</p>

9.0 STRUCTURES AND FENCES FOR DEER AND GOAT FARMING		
MANAGEMENT AREA	9.1 PERMITTED ACTIVITIES	9.2 to 9.5 OTHER ACTIVITIES
	<ul style="list-style-type: none"> • Half rounds – 175mm minimum face width; • Quarter rounds – 100mm smallest face width; or • Minimum post length of 2.7 metres. <p>9 Strainer posts</p> <ul style="list-style-type: none"> • Rounds – minimum of 175mm small end diameter; or • Minimum post length of 3.0 metres. <p>10 Strainer distances Maximum of 400 metres.</p> <p>11 Stays Minimum of 120mm small end diameter and minimum length of 2.7 metres. Tie backs and internal angle stays are acceptable.</p> <p>12 Footings Footings for strainer and gate posts shall be hardfill or concrete.</p> <p>13 Top-up fences Base fence must be in a sound condition, contain a minimum of 8 line wires up to 1.2 metres with maximum wire spacings no greater than that listed in number 3 above.</p> <p>14 Gates</p> <ul style="list-style-type: none"> • Timber – minimum <i>height</i> of 1.9 metres. Rails minimum 100mm x 25mm. Three 	

9.0 STRUCTURES AND FENCES FOR DEER AND GOAT FARMING		
MANAGEMENT AREA	9.1 PERMITTED ACTIVITIES	9.2 to 9.5 OTHER ACTIVITIES
	<p>uprights (one centred) and two diagonal stays on each side of gate. Minimum of M10 bolts to be used. Rail spacings to 0.2 metres high maximum 100mm apart. Above 1.2 maximum 150mm apart.</p> <ul style="list-style-type: none"> • Steel – minimum <i>height</i> over frame of 1.9 metres, minimum wall thickness of 3mm. Internal diameter 25mm. Gate covered with chain link of maximum aperture of 75mm and minimum wire gauge of 3.15mm. Mesh should be laced with minimum 2mm gauged wire. Hardfill under all external gates. <p>15 Gate hinges Hinges and gudgeons to be a minimum of 20mm diameter. One hinge reversed or otherwise constructed to prevent the gate from being lifted off.</p> <p>16 Gate locks Must comprise a sturdy chain and padlock.</p> <p>17 Hanging gates Hung gates must butt against the full inside surface of the latching post and open inwards.</p> <p>18 Flood gates That do not allow animals to pass through.</p> <p>19 Culverts That do not allow animals to pass through.</p> <p>20 Staples</p>	

9.0 STRUCTURES AND FENCES FOR DEER AND GOAT FARMING		
MANAGEMENT AREA	9.1 PERMITTED ACTIVITIES	9.2 to 9.5 OTHER ACTIVITIES
	<ul style="list-style-type: none"> • Post – minimum of 50 mm in length and minimum gauge of 4.0 mm. • Batten <ul style="list-style-type: none"> Softwood – minimum of 30 mm in length and minimum gauge of 3.15 mm. Hardwood – minimum of 27 mm x 2.8 mm. • Steel fasteners for concrete posts can be used. <p>21 Netting No hinge joint netting with spacings greater than 200 mm. Stay wire spacings shall be used below 1.2 metres in <i>height</i> above <i>ground level</i>.</p> <p>22 Loading and handling facilities Loading and handling facilities to be located within the perimeter fence.</p> <p>C9.1.2 Goat farming where fences comply with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1 Bulldozed line or benching or best practice as defined in the Goat Farm Code of Practice 2001. 2 9 wires (kept tight at all times): <ul style="list-style-type: none"> • minimum high tensile 2.5 mm diameter galvanised steel. • bottom wire should be placed 80 mm above <i>ground level</i> and, above that, wires placed at the following intervals – 100, 100, 100, 110, 120, 135, 150 and 165 mm. The top 	

9.0 STRUCTURES AND FENCES FOR DEER AND GOAT FARMING		
MANAGEMENT AREA	9.1 PERMITTED ACTIVITIES	9.2 to 9.5 OTHER ACTIVITIES
	<p>wire should be approximately 50 mm below the top of the post.</p> <p>3 No internal stays.</p> <p>4 Post to be at the following spacings:</p> <ul style="list-style-type: none"> • less than 30° ground <i>slope</i> – 5 metre. • 30° to less than 45° – 4 metre. • 45° or more – 3 metre. <p>5 Battens to be at 1 metre intervals.</p> <p>6 Flood gates that do not allow animals to pass through.</p> <p>7 Culverts that do not allow animals to pass through.</p>	
Explanation and Principal Reasons		
<p>The high value of natural character and landscapes within the Lakes A Zone can be affected by placement of <i>structures</i> where they are highly visible. Many of the larger '<i>structures</i>' fall within the definition of <i>building</i>, and thus will have to comply with those provisions. There are, however, some smaller <i>structures</i> such as tanks, towers, walls and fences which can be as visually intrusive as <i>buildings</i>. Council desires that these are located or designed to minimise their adverse <i>effects</i> on the visual nature of the Lakes A Zone.</p>		

10.0 LAKE STRUCTURES		
MANAGEMENT AREA	10.1 PERMITTED ACTIVITIES	10.2 to 10.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>10.1.1 The following <i>lake structures</i>:</p> <ol style="list-style-type: none"> 1. Existing public <i>boat launching ramps</i> and adjacent associated jetties as identified on the Planning Maps and the maintenance or replacement of these boat ramps and jetties. 2. Buoys, poles, lights, beacons, and safety booms, for navigation, safety or regulatory purposes. 	<p>10.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>10.3 Restricted Discretionary Activities</p> <p>10.3.1 <i>Private lake structures</i> where no access is available to a <i>site</i> from a <i>road, private road</i> or <i>private way</i>, or jetty on adjoining <i>land</i> in the same ownership.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the matters contained in RD10.1 and RD10.2.</p> <p>10.4 Discretionary Activities</p> <p>10.4.1 New <i>public lake structures</i> where the width does not exceed 4.2 metres, the length does not exceed 20 metres and the area does not exceed 50m².</p> <p>10.5 Non-Complying Activities</p> <p>10.5.1 New <i>private lake structures</i> which are not <i>Restricted Discretionary Activities</i>.</p> <p>10.5.2 New <i>public lake structures</i> which are not <i>Permitted</i> or <i>Discretionary Activities</i>.</p>

LAKE STRUCTURES AS RESTRICTED DISCRETIONARY ACTIVITIES

RD10.1

Council shall restrict its discretion to the following matters:

- RD10.1.1 The extent to which there is currently practical accessibility to existing *lake structures*.
- RD10.1.2 The extent to which there is a likelihood of the *lake structure* being used for mooring of boats/*vessels* and the *effects* that this would have on visual amenity, landscapes and natural character.
- RD10.1.3 The extent to which the *lake structure* would have adverse *effects* on aquatic habitats and *indigenous vegetation*, and habitats of trout.
- RD10.1.4 The extent to which the construction and placement of the *lake structure* would have adverse *effects* on the *lake edge wetlands* and areas of emergent *indigenous vegetation* and the naturalness of the *lake* margins.
- RD10.1.5 The extent to which the *lake structure* would have adverse *effects* on the breeding, feeding, moulting and nesting of indigenous birds.
- RD10.1.6 The extent to which the *lake structure* would have adverse *effects* on natural processes in the *lake* including erosion and accretion.
- RD10.1.7 The extent to which the design and construction of the *lake structure* takes into account natural *lake* level fluctuations.

RD10.2

Council may impose *conditions* in respect of the following matters:

- Specifying the location of the *lake structure*.
- Specifying the maximum dimensions of the *lake structure* including *height*.
- Specifying materials, appearance, reflectivity values.
- Specifying restrictions on the use of the *lake structure* as a permanent or long term mooring.
- Specifying staging, the time of day, season and weather *conditions* when the construction of the *lake structure*, including the use of machinery, is to be undertaken.
- Requiring public use, and/or sharing with neighbours to limit the number of *lake structures* in a locality.
- The imposition of a bond to ensure satisfaction of *conditions* of consent.
- The imposition of a charge to cover the costs of monitoring.
- Requiring the *lake structure* to be made of natural materials.
- Requiring procedures including a *site* assessment by a suitably qualified person recognised by the Historic Places Trust and consultation with the Tangata Whenua should *earthworks* associated with the construction or placement of a *lake structure* disturb a feature that has historical, cultural or spiritual significance but which was previously unrecorded.
- Specifying the duration of the consent, to require removal or re-approval of the *lake structure*.
- Specifying requirements to offset or reduce adverse *effects* on the breeding, feeding, moulting and nesting of indigenous birds.

Explanation and Principal Reasons

By their nature *lake structures* tend to be highly visible. The options for avoiding or mitigating their *effects* on the natural character of the *lakes* and their margins, and on aquatic habitats, are limited compared with those available for *buildings* and *structures* on the *land*. However, Council accepts that there is already a degree of built character in the *lake* margins in front of the settlements from jetties and boatsheds. There is thus a distinction in the level of natural character between these areas and elsewhere in the *lakes*. There is also a distinction between *public lake structures* and private ones as Council believes that a method of avoiding a proliferation of *lake structures* to be used by individuals is to provide public ones to meet the demands. This also limits the private occupation of public space.

11.0 HARD SURFACES		
MANAGEMENT AREA	11.1 PERMITTED ACTIVITIES	11.2 to 11.5 OTHER ACTIVITIES
A:- <ul style="list-style-type: none"> • SETTLEMENT 	A11.1.1 <i>Hard Surfaces</i> complying with the following <i>condition</i> : 1. <i>Hard surface coverage</i> not exceeding 4%.	<p>A11.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>A11.3 Restricted Discretionary Activities A11.3.1 Any <i>Hard Surfaces</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>. Council shall restrict its discretion and may impose <i>conditions</i> in respect of the matters contained in RD11.1 and RD11.2.</p> <p>A11.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>A11.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
B:- <ul style="list-style-type: none"> • BUSH SETTLEMENT 	B11.1.1 <i>Hard Surfaces</i> complying with the following <i>conditions</i> : 1. <i>Hard surface coverage</i> not exceeding 0.7% ; and 2. They are outside a <i>riparian area</i> .	<p>B11.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>B11.3 Restricted Discretionary Activities B11.3.1 Any <i>Hard Surfaces</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>. Council shall restrict its discretion and may impose <i>conditions</i> in respect of the matters contained in RD11.1 and RD11.2.</p> <p>B11.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>B11.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>

11.0 HARD SURFACES		
MANAGEMENT AREA	11.1 PERMITTED ACTIVITIES	11.2 to 11.5 OTHER ACTIVITIES
C:- <ul style="list-style-type: none"> SENSITIVE RURAL 	C11.1.1 <i>Hard Surfaces</i> complying with the following <i>conditions</i> : <ol style="list-style-type: none"> <i>Hard surface coverage</i> not exceeding 0.5% or 600m² whichever is the lesser; and They are outside a <i>riparian area</i>. 	C11.2 Controlled Activities There are no <i>Controlled Activities</i> . C11.3 Restricted Discretionary Activities C11.3.1 Any <i>Hard Surfaces</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> . Council shall restrict its discretion and may impose <i>conditions</i> in respect of the matters contained in RD11.1 and RD11.2 . C11.4 Discretionary Activities There are no Discretionary Activities. C11.5 Non-Complying Activities There are no <i>Non-Complying Activities</i> .
D:- <ul style="list-style-type: none"> LESS SENSITIVE RURAL 	D11.1.1 <i>Hard Surfaces</i> complying with the following <i>conditions</i> : <ol style="list-style-type: none"> <i>Hard surface coverage</i> not exceeding 600m²; and They are outside a <i>riparian area</i>. 	D11.2 Controlled Activities There are no <i>Controlled Activities</i> . D11.3 Restricted Discretionary Activities D11.3.1 Any <i>Hard Surfaces</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> . Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters: <ul style="list-style-type: none"> Landscaping. Stormwater disposal. In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.

11.0 HARD SURFACES		
MANAGEMENT AREA	11.1 PERMITTED ACTIVITIES	11.2 to 11.5 OTHER ACTIVITIES
		<p>D11.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>D11.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
<p>E:-</p> <ul style="list-style-type: none"> PROTECTION 	<p>E11.1.1 <i>Hard Surfaces</i> are not <i>Permitted Activities</i>.</p>	<p>E11.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>E11.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>E11.4 Discretionary Activities E11.4.1 <i>Hard surfaces</i>.</p> <p>E11.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>

HARD SURFACES AS RESTRICTED DISCRETIONARY ACTIVITIES

RD11.1

Council shall restrict its discretion to the following matters:

RD11.1.1 The extent to which vegetation *disturbance* and *earthworks* are required or avoided in order to form the *hard surface* area.

RD11.1.2 The extent to which the *hard surface* area is to be located in a *riparian area* or affects a *geothermal feature* including *indigenous vegetation* associated with that feature.

RD11.1.3 The extent to which the *hard surface* area may adversely affect any heritage feature including *historic places*, archaeological sites and *waahi tapu*, both recorded and unrecorded.

Note: Where vegetation *disturbance* and/or *earthworks* are required to create *hard surfaces* which may adversely affect the historical, cultural or spiritual significance of any recorded site or *waahi tapu*, 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.

RD11.1.4 The extent to which the *hard surface* will adversely affect the naturalness or natural character of the landscape.

RD11.1.5 The extent to which the *hard surface* area is visible from a *lake* or *public reserve* or detracts from the naturalness of the view obtained from a *viewpoint*.

RD11.2

Council may impose *conditions* in respect of the following matters:

- Specifying the Location of the *hard surface* areas on a *site*.
- Specifying stormwater disposal measures or off-set works.
- Requiring procedures including a historic heritage site assessment or consultation with Tangata Whenua should the construction of the surface disturb a feature that has historical, cultural or spiritual significance but was not previously recorded.
- Requiring measures to address nuisance *effects* such as noise and dust associated with the formation of the *hard surface* area.
- Limiting the area of the *disturbance* of *indigenous* and *exotic vegetation*.
- Limiting the location, extent and depth of the *earthworks*.
- Specifying the methods by which the *disturbance* of *indigenous vegetation* and/or *earthworks* are to be carried out.
- Requiring a *site* rehabilitation plan to include landscaping and restoration including specifying plant species.
- The imposition of a bond to ensure satisfaction of *conditions* of consent.
- The imposition of a charge to cover the costs of monitoring.
- Specifying legal instruments such as covenants to be used to protect and manage remaining *indigenous vegetation* on-site on an ongoing basis.

Explanation and Principal Reasons

Hard surfaces have the *effect* of contributing to primarily the built nature of the Lakes A Zone, and to stormwater generation. Even where stormwater can be disposed of in accordance with this Zone rules, Council desires the extent of *hard surfaces* to be limited, or their visual *effect* to be mitigated.

12.0 RECREATIONAL OPPORTUNITIES		
MANAGEMENT AREA	12.1 PERMITTED ACTIVITIES	12.2 to 12.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>12.1.1 Notwithstanding any rules regulating <i>indigenous vegetation disturbance, exotic vegetation disturbance, or earthworks</i>, the establishment and maintenance of walking tracks to provide pedestrian access to enable the appreciation of outstanding landscapes and natural features, and historic sites complying with the following <i>conditions</i>:</p> <ul style="list-style-type: none"> a) The track formation and/or <i>vegetation disturbance</i> is less than 1.5 metres wide; and b) Recorded heritage features including <i>historic places</i>, archaeological sites and <i>waahi tapu</i> are not disturbed; and c) Earth and debris is not placed in a <i>waterbody</i>; and d) Any walkway on Spencer Road shall be on one side of the <i>road</i> except for any crossing points. <p>12.1.2 Recreational activities that do not involve <i>vessels</i> or <i>motor craft</i>.</p> <p>12.1.3 <i>Motor craft</i> on Lakes Rotomahana and Okataina, except for PWC (personal watercraft) and hovercraft and aircraft and helicopter landing, provided that the maximum speed shall be 5 knots within 200 metres of the shore and there shall be no person or device (other than equipment used legally for fishing) for any recreational purpose towed behind any boat.</p> <p>12.1.4 <i>Motor craft</i> on Lakes Okareka and Tarawera, provided that the maximum speed shall be 5 knots within 200 metres of the shore, except where an access lane has been established.</p> <p>12.1.5 <i>Motor craft</i> on Lakes Tikitapu and Okaro.</p> <p>12.1.6 Existing access lanes on Lakes Okareka and Tarawera as</p>	<p>12.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>12.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>12.4 Discretionary Activities 12.4.1 New access lanes.</p> <p>12.5 Non-Complying Activities 12.5.1 Any Recreational Activities that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>. 12.5.2 <i>Vessels</i> on any <i>lake</i>.</p>

12.0 RECREATIONAL OPPORTUNITIES		
MANAGEMENT AREA	12.1 PERMITTED ACTIVITIES	12.2 to 12.5 OTHER ACTIVITIES
	shown on the Planning Maps.	
Explanation and Principal Reasons		
<p>Council wishes to facilitate the recreational enjoyment of the Lakes A Zone provided that such activities do not adversely affect the very natural character experience that attracts people to the Zone. The two major recreational experiences are bush walking and <i>water</i> based recreation on Lakes Rotomahana, Okataina, Okareka, Tarawera, Tikitapu and Okaro. Motorised recreational activity on the <i>lakes</i> is managed to minimise conflicts between recreational groups and to ensure recreational safety. Greater restriction applies to Okataina and Rotomahana in order to maintain and enhance the tranquil environments that exist there.</p>		

13.0			HERITAGE FEATURES		
MANAGEMENT AREA	13.1 PERMITTED ACTIVITIES	13.2 to 13.5 OTHER ACTIVITIES			
ALL MANAGEMENT AREAS	<p>13.1.1 Maintenance of existing domestic gardens, <i>buildings</i> and <i>structures</i> including <i>signs</i> and seasonal grazing on sites or items listed in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version), or recorded Archaeological sites and those Maori reserves identified on the Planning Maps.</p> <p>13.1.2 Redecoration or repair of any <i>building</i> listed in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version) to the design of and using the same or equivalent materials and appearance to those originally used.</p> <p>13.1.3 <i>Marae buildings</i> on <i>sites</i> identified in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version).</p> <p>Provided that in regards to Rule 13.1.1 and Rule 13.1.2 Council is to be formally advised in writing prior to any work being undertaken within a site or on an item listed in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version) or a recorded archaeological site.</p>	<p>13.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>13.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>13.4 Discretionary Activities</p> <p>13.4.1 Alterations, additions or reconstruction of existing <i>buildings</i> or <i>structures</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>13.4.2 Except for the placement of <i>marae buildings</i>, the placement of any <i>building</i> or <i>structure</i> on a site or item listed in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version), a recorded archaeological site, or a Maori reserve identified on the Planning Maps.</p> <p>13.4.3 Excavation, construction or any other work including the use of heavy machinery immediately adjacent to or on a site or item listed in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version) (including within the dripline of any tree listed in this Appendix), a recorded archaeological site, or a Maori Reserve identified on the Planning Maps.</p> <p>Where there is doubt about the exact location and extent of the archaeological site, Council shall consider the site as officially recorded to be within a radius of 100 metres.</p> <p>13.4.4 Trimming, pollarding or surgically treating a tree identified in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version).</p> <p>13.5 Non-Complying Activities</p> <p>13.5.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Discretionary Activity</i>.</p>			

13.0 HERITAGE FEATURES		
MANAGEMENT AREA	13.1 PERMITTED ACTIVITIES	13.2 to 13.5 OTHER ACTIVITIES
Explanation and Principal Reasons		
<p>The Lakes A Zone includes a significant number of heritage sites and items as recorded in Appendix A that is part of Rule 1.1 of the Lakes A Zone (the full text version) including , Maori Reserves and recorded archaeological sites. Council wishes to ensure that all use, <i>development</i> and subdivision is undertaken in a manner that protects such nominated sites and items for the ongoing spiritual relationships of the Maori community as well as the appreciation of the community and visiting tourists over the coming generations.</p>		

14.0			SIGNS		
MANAGEMENT AREA	14.1 PERMITTED ACTIVITIES	14.2 to 14.5 OTHER ACTIVITIES			
ALL MANAGEMENT AREAS	<p>14.1.1 <i>Signs</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They have a maximum area not exceeding 0.5m² per <i>site</i>; and 2. The maximum area may be utilised by more than one <i>sign</i>; and 3. No <i>signs</i> shall be erected except as it relates to the <i>site</i> on which it is situated; and 4. They do not obscure a driver's vision or cause confusion or distraction that would compromise the safe <i>movement</i> of traffic on a public <i>road</i>; and 5. They are not illuminated, flashing, animated or made of reflectorised materials. <p>14.1.2 Temporary <i>signs</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They are not displayed for more than 6 <i>weeks</i>; and 2. They have a maximum area not exceeding 3m². 	<p>14.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>14.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>14.4 Discretionary Activities 14.4.1 Any <i>signs</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>14.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>			
Explanation and Principal Reasons					
<p><i>Signs</i> for both public and private benefit can have a significant adverse <i>effect</i> on the amenity and natural character of the Lakes A Zone. Council accepts the need for signage but requires that in the Lakes A Zone a limited level of <i>signs</i> is produced to ensure that the natural character values of the zone are maintained and enhanced.</p>					

15.0

OUTDOOR STORAGE

MANAGEMENT AREA	15.1 PERMITTED ACTIVITIES	15.2 to 15.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT 	<p>A15.1.1 <i>Outdoor storage</i> complying with the following conditions:</p> <ol style="list-style-type: none"> 1. Its total volume at any one time does not exceed 10m³ unless the material is required for an <i>on-site development</i> or landscaping work; and 2. It does not generate any objectionable odour at any <i>site</i> boundary; and 3. The area on which it is stored is outside an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level; and 4. It is inert. 	<p>A15.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A15.3 Restricted Discretionary Activities</p> <p>A15.3.1 <i>Outdoor storage</i> that exceeds 10m³ but does not exceed 20m³ and where the material is not required for an <i>on-site development</i> or landscape work.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • Whether it generates any objectionable odour; and • Whether it can be <i>seen</i> from any abutting <i>sites</i>; and • Whether it can be <i>seen</i> from a <i>lake, viewpoint, public reserve</i> or <i>public road</i>; and • Whether the area on which it is stored is located within an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>A15.4 Discretionary Activities</p> <p>A15.4.1 <i>Outdoor storage</i> where materials are to be used <i>off-site</i>, or processed or manufactured <i>on-site</i> for sale or use <i>off-site</i>.</p> <p>A15.4.2 Any <i>outdoor storage</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Restricted Discretionary Activity</i>.</p> <p>A15.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>

15.0			OUTDOOR STORAGE		
MANAGEMENT AREA	15.1 PERMITTED ACTIVITIES	15.2 to 15.5 OTHER ACTIVITIES			
B:- <ul style="list-style-type: none"> • PROTECTION 	B15.1.1 <i>Outdoor storage</i> complying with the following conditions: <ol style="list-style-type: none"> 1. It cannot be <i>seen</i> from a <i>lake, viewpoint</i> or <i>public reserve</i> provided that, when the <i>outdoor storage</i> is part of an activity on a <i>public reserve</i> and can be <i>seen</i> on the same reserve, this <i>condition</i> shall not apply; and 2. It does not generate any objectionable odour at any <i>site</i> boundary; and 3. The total volume at any one time does not exceed 10m³ unless the material is required for an on-<i>site</i> work; and 4. The area on which it is stored is outside an <i>ephemeral watercourse, riparian area</i>, or the 2% <i>AEP lake</i> flood level; and 5. It is inert. 	B15.2 Controlled Activities There are no <i>Controlled Activities</i> . B15.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i> . B15.4 Discretionary Activities B15.4.1 Any <i>outdoor storage</i> that does not comply with the conditions for <i>Permitted Activities</i> . B15.5 Non-Complying Activities There are no <i>Non-Complying Activities</i> .			
C:- <ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL 	C15.1.1 <i>Outdoor storage</i> complying with the following conditions: <ol style="list-style-type: none"> 1. Its total volume at any one time does not exceed 100m³ unless the material(s) are required for an on-<i>site development</i> or <i>land</i> management work; and 2. It cannot be <i>seen</i> from a <i>lake, viewpoint</i> or <i>public reserve</i> provided that, when the <i>outdoor storage</i> is part of an activity on a <i>public reserve</i> and can be <i>seen</i> on the same reserve, this <i>condition</i> shall not apply; and 3. It does not generate any objectionable odour at any <i>site</i> boundary; and 4. The area on which it is stored is outside an 	C15.2 Controlled Activities There are no <i>Controlled Activities</i> . C15.3 Restricted Discretionary Activities C15.3.1 <i>Outdoor storage</i> that exceeds 100m ³ but does not exceed 200m ³ and where the material is not required for an on- <i>site development</i> or <i>land</i> management work. Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters: <ul style="list-style-type: none"> • Whether it generates any objectionable odour at any <i>site</i> boundary; and • Whether it can be <i>seen</i> from any abutting <i>sites</i>; and • Whether it can be <i>seen</i> from a <i>lake, a viewpoint, a</i> 			

15.0			OUTDOOR STORAGE		
MANAGEMENT AREA	15.1 PERMITTED ACTIVITIES	15.2 to 15.5 OTHER ACTIVITIES			
	<p><i>ephemeral watercourse, riparian area, or the 2% AEP lake or river flood level; and</i></p> <p>5. It is inert.</p>	<p><i>public reserve or a public road; and</i></p> <ul style="list-style-type: none"> • Whether the area on which it is stored is located within an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>C15.4 Discretionary Activities</p> <p>C15.4.1 <i>Outdoor storage</i> where materials are to be used off-site, or processed or manufactured on-site for sale or use off-site.</p> <p>C15.4.2 Any <i>Outdoor storage</i> that is not a <i>Restricted Discretionary Activity</i>.</p> <p>C15.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>			
Explanation and Principal Reasons					
<p>Large volumes of materials stored on a <i>site</i> can look unsightly and have adverse <i>effects</i> on natural character. The controls on <i>outdoor storage</i> are intended to limit the amount of material stored at any one time, and to ensure it is not in close proximity to <i>waterbodies</i> or where it is likely to adversely affect neighbours. Some materials are stored on <i>site</i> for landscaping or farm management purposes and such activities are generally permitted where there are no adverse <i>effects</i>.</p>					

16.0 HELICOPTER LANDING AREAS		
MANAGEMENT AREA	16.1 PERMITTED ACTIVITIES	16.2 to 16.5 OTHER ACTIVITIES
A:- <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT 	A16.1.1 <i>Helicopter Landing Areas are not Permitted Activities.</i>	<p>A16.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>A16.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>A16.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>A16.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p> <p>A16.6 Prohibited Activities A16.6.1 <i>Helicopter Landing Areas are Prohibited Activities.</i></p>
B:- <ul style="list-style-type: none"> • SENSITIVE RURAL • PROTECTION 	B16.1.1 <i>Helicopter Landing Areas are not Permitted Activities.</i>	<p>B16.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>B16.3 Restricted Discretionary Activities B16.3.1 <i>Helicopter Landing Areas to facilitate existing farming and conservation management activities where no access is available to a site from a road, private road or private way.</i></p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • The standards of Appendix H that is part of Rule 1.1 of the Lakes A Zone (the full text version). • Frequency of use. • Specifying flight paths to maintain natural character including ambient noise levels of tranquil areas. • Specifying hours of operation. • The location and placement, <i>height</i> and reflectivity

16.0			HELICOPTER LANDING AREAS		
MANAGEMENT AREA	16.1 PERMITTED ACTIVITIES	16.2 to 16.5 OTHER ACTIVITIES			
		<p>values of any <i>building</i> or structure that is included within the definition of a <i>Helicopter Landing Area</i>.</p> <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>B16.4 Discretionary Activities</p> <p>There are no <i>Discretionary Activities</i>.</p> <p>B16.5 Non-Complying Activities</p> <p>B16.5.1 <i>Helicopter Landing Areas</i> that are not <i>Restricted Discretionary Activities</i>.</p>			
<p>C:-</p> <ul style="list-style-type: none"> • LESS SENSITIVE RURAL 	<p>C16.1.1 <i>Helicopter Landing Areas</i> are not <i>Permitted Activities</i>.</p>	<p>C16.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>C16.3 Restricted Discretionary Activities</p> <p>C16.3.1 <i>Helicopter Landing Areas</i> to facilitate existing farming and conservation management activities where no access is available to a <i>site</i> from a <i>road</i>, <i>private road</i> or <i>private way</i>.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • The standards of Appendix H that is part of Rule 1.1 of the Lakes A Zone (the full text version). • Frequency of use. • Specifying flight paths to maintain natural character including ambient noise levels of tranquil areas. • Specifying hours of operation. • The location and placement, <i>height</i> and reflectivity values of any <i>building</i> or structure that is included within the definition of a <i>Helicopter Landing Area</i>. 			

16.0 HELICOPTER LANDING AREAS		
MANAGEMENT AREA	16.1 PERMITTED ACTIVITIES	16.2 to 16.5 OTHER ACTIVITIES
		<p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to cover monitoring costs.</p> <p>C16.4 Discretionary Activities</p> <p>C16.4.1 <i>Helicopter Landing Areas</i> subject to the standards of Appendix H that is part of Rule 1.1 of the Lakes A Zone (the full text version) and <i>Helicopter Landing Areas</i> that are not <i>Restricted Discretionary Activities</i>.</p> <p>C16.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
Explanation and Principal Reasons		
<p>The operation of <i>Helicopter Landing Areas</i> have noise characteristics that can be disturbing to residents and also detract from the tranquil nature of noise sensitive environments. The siting of such facilities needs to be carefully considered to ensure natural character is maintained or enhanced.</p>		

17.0 SITE COVERAGE OF BUILDINGS		
MANAGEMENT AREA	17.1 PERMITTED ACTIVITIES	17.2 to 17.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT 	<p>A17.1.1 <i>Site coverage</i> not exceeding 250m² or 16 % whichever is the greater provided that on <i>sites</i> that exceed 2500m² the <i>site coverage</i> for any single <i>building</i> shall not exceed 400m².</p>	<p>A17.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A17.3 Restricted Discretionary Activities</p> <p>A17.3.1 <i>Site coverage</i> that exceeds 250m² but does not exceed 300m² on <i>sites</i> that are less than or equal to 1875m².</p> <p>Council shall restrict its discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The extent to which the external design and location of the <i>building</i>: <ol style="list-style-type: none"> (a) Detracts from or promotes natural character. (b) Is visually prominent. (c) Affects the naturalness of the view from a <i>viewpoint</i>. 2. 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. 3. Where the proposal does not comply with more than one <i>building</i> design rule, the cumulative <i>effect</i> of the non-compliance. 4. 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. 5. Whether an alternative design or location on <i>site</i> is able to address any adverse <i>effects</i>. 6. 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 one continuous <i>building</i>

17.0			SITE COVERAGE OF BUILDINGS		
MANAGEMENT AREA	17.1 PERMITTED ACTIVITIES	17.2 to 17.5 OTHER ACTIVITIES			
		<p>when viewed from a <i>lake</i>, or a <i>public reserve</i>.</p> <p>7. 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>Council may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • Specifying the: <ul style="list-style-type: none"> - Location on a <i>site</i>. - Maximum <i>height</i> of the <i>building</i>. - Maximum floor area of <i>building(s)</i>. - Reflectivity values – The level of reflectivity. - Design themes including measures that will break the proposed <i>building's</i> external form. - Separation distances from adjoining <i>sites</i>. - Landscaping. - Rehabilitation of disturbed <i>land</i>. - Re-vegetation. - Stormwater disposal measures or off-set works. - Effluent disposal methods. - Minimum floor levels from the ground. • Require procedures including an assessment by a suitably qualified person recognised by the Historic Places Trust and/or an historic heritage site assessment or consultation with the Tangata Whenua should the construction of the <i>building</i> disturb a feature that has historical, cultural or spiritual significance but was not previously recorded. • Requiring measures to address nuisance <i>effects</i> such as noise associated with the construction of a <i>building</i>. • Specifying maximum glare and light levels. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a charge to</p>			

17.0 SITE COVERAGE OF BUILDINGS		
MANAGEMENT AREA	17.1 PERMITTED ACTIVITIES	17.2 to 17.5 OTHER ACTIVITIES
		<p>cover monitoring costs.</p> <p>A17.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>A17.5 Non-Complying Activities A17.5.1 <i>Site coverage</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Restricted Discretionary Activity</i>.</p>
<p>B:-</p> <ul style="list-style-type: none"> BUSH SETTLEMENT 	<p>B17.1.1 <i>Site coverage</i> not exceeding 400m² and where the <i>site coverage</i> is located in accordance with the Structure Plan for the <i>site</i>.</p>	<p>B17.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>B17.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>B17.4 Discretionary Activities B17.4.1 <i>Site coverage</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1) It exceeds 400m² but does not exceed the <i>site coverage</i> set out on the Structure Plan for the <i>site</i>; and 2) The <i>site coverage</i> for any single <i>building</i> does not exceed 400 m²; and 3) The <i>site coverage</i> is located in accordance with the Structure Plan for the <i>site</i>; and 4) The proposal demonstrates how the relevant landscape policies are to be given <i>effect</i> to; and 5) Where 85% of the <i>site</i> does not have an intact cover (i.e. closed canopy) of predominantly indigenous species, a Revegetation Plan shall be provided which complies with the following standards: <ol style="list-style-type: none"> a) It shall enable a minimum of 85% of the <i>site</i> (below the 380m contour) to be clothed in

17.0			SITE COVERAGE OF BUILDINGS		
MANAGEMENT AREA	17.1 PERMITTED ACTIVITIES	17.2 to 17.5 OTHER ACTIVITIES			
		<p><i>indigenous vegetation;</i></p> <ul style="list-style-type: none"> b) 80% of the indigenous plants used in the Revegetation Plan shall be capable of a mature <i>height</i> of no less than 5 metres; c) Any steep <i>slope</i>, gullies, watercourses, riparian and damp areas shall be revegetated; d) Any on-<i>site</i> effluent disposal areas shall be revegetated with dense low indigenous cover such as flax and shrubs; e) The plants shall be indigenous species that occur naturally within the Tarawera Lakes Area/Rotorua Lakes Ecological District; and <p>6) Where the <i>site</i> is to be revegetated, the following shall take place prior to the construction of a <i>building</i>:</p> <ul style="list-style-type: none"> (a) Revegetation shall be in accordance with the Revegetation Plan requirements under B17.4.1(5); (b) An independent audit shall be carried out by a suitably qualified person to certify that the indigenous planting required by the Revegetation Plan has been undertaken, and <ul style="list-style-type: none"> (i) 90% of the required indigenous plantings are taller than 1.5m with an average maximum spacing (between stems) that does not exceed 2.1m, or (ii) the required indigenous planting has achieved canopy closure of 90%, (iii) there shall be a general absence of problematic environmental weeds, and (iv) a weed monitoring and control plan has 			

17.0 SITE COVERAGE OF BUILDINGS		
MANAGEMENT AREA	17.1 PERMITTED ACTIVITIES	17.2 to 17.5 OTHER ACTIVITIES
		<p>been approved by the Council to control weeds until canopy closure has been achieved.</p> <p>7) A covenant shall be entered into with the Council to ensure that protection management is in place for any existing or planted <i>indigenous vegetation</i> including a maintenance programme, protection from <i>disturbance</i> and grazing, and management of <i>pest plants</i> and <i>pest animals</i> in perpetuity.</p> <p>B17.5 Non-Complying Activities</p> <p>B17.5.1 <i>Site coverage</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Discretionary Activity</i>.</p>
<p>C:-</p> <ul style="list-style-type: none"> SENSITIVE RURAL 	<p>C17.1. <i>Site coverage</i> not exceeding 400m² or 0.2% whichever is the greater and where the <i>site coverage</i> for any single <i>building</i> does not exceed 400m².</p>	<p>C17.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>C17.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>C17.4 Discretionary Activities</p> <p>C17.4.1 <i>Site coverage</i> that exceeds 400m² but does not exceed 600m² on <i>sites</i> that are less than or equal to 30 hectares and where the <i>site coverage</i> for any single <i>building</i> exceeds 400m².</p> <p>C17.5 Non-Complying Activities</p> <p>C17.5.1 <i>Site coverage</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Discretionary Activity</i>.</p>
<p>D:-</p> <ul style="list-style-type: none"> LESS SENSITIVE RURAL 	<p>D17.1.1 <i>Site coverage</i> not exceeding 2500 m² or 1% whichever is the lesser.</p>	<p>D17.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>D17.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p>

17.0 SITE COVERAGE OF BUILDINGS		
MANAGEMENT AREA	17.1 PERMITTED ACTIVITIES	17.2 to 17.5 OTHER ACTIVITIES
		<p>D17.4 Discretionary Activities</p> <p>D17.4.1 <i>Site coverage that exceeds 1% provided that the site coverage for any single building does not exceed 2500 m².</i></p> <p>D17.5 Non-Complying Activities</p> <p>D17.5.1 <i>Site coverage that does not comply with the conditions for Permitted Activities or is not a Discretionary Activity.</i></p>
<p>E:</p> <ul style="list-style-type: none"> PROTECTION 	<p>E17.1.1 There are no <i>Permitted Activities</i>.</p>	<p>E17.1.1 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>E17.2.1 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>E17.3 Discretionary Activities</p> <p>E17.3.1 <i>All buildings are Discretionary Activities. Therefore site coverage will be assessed as part of a Discretionary Activity application.</i></p>
Explanation and Principal Reasons		
<p>Except in the Less Sensitive Rural Area, the coverage rules are to maintain and enhance the dominance of bush coverage with <i>buildings</i> of a domestic scale creating minor intrusion. In the Less Sensitive Rural Area the coverage rules are to maintain the scale of <i>buildings</i> that would normally be expected for rural activities, in order to retain the rural character.</p>		

18.0**INTENTIONALLY BLANK****Explanation and Principal Reasons**

When the Lakes A Zone was notified in May 2000 (as Variation Twelve to the Proposed District *Plan*) it contained **Rule 18.0** which related to Gross Floor Area. Council as a result of submissions to **Rule 18.0** decided that this *building* design Rule was not necessary and that it be deleted. However, because there are numerous references within the Lakes A Zone text linking to the various Rules that follow **Rule 18.0**, it was considered that subsequent Rules not be renumbered in case a rule that linked or referred to another rule was missed by mistake. If such a rule was missed it would create confusion to all *plan*Users. It is for this reason that this Rule is now shown as Intentionally Blank.