

19.0**HEIGHT**

MANAGEMENT AREA	19.1 PERMITTED ACTIVITIES	19.2 to 19.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT • SENSITIVE RURAL 	<p>A19.1.1 <i>Marae buildings</i> where the maximum <i>height</i> does not exceed 7.5 metres above <i>ground level</i>.</p> <p>A19.1.2 Except for <i>marae buildings</i>, any <i>building</i> where the maximum <i>height</i> does not exceed 6 metres above <i>ground level</i> and where the exterior walls do not exceed 5 metres in <i>height</i>, provided that chimneys may exceed the maximum <i>height</i> by up to 0.5 metres.</p>	<p>A19.2 Controlled Activities</p> <p>A19.2.1 Except for <i>marae buildings</i>, any <i>building</i> where the maximum <i>height</i> exceeds 6 metres but does not exceed 7.5 metres and/or where the 5 metre exterior wall <i>height</i> is exceeded, provided that chimneys may exceed the maximum <i>height</i> by up to 0.5 metres.</p> <p>Council shall reserve its control and may impose <i>conditions</i> on the following matters:</p> <ul style="list-style-type: none"> • Reflectivity values - The level of reflectivity. • The area of glass. • Surface treatment – the materials and finish used for the exterior. • The width of any eave. • The <i>height</i> of exterior walls. • Design features to break up wall or roof surface areas. • Finish on guttering. • Landscaping to reduce the visibility of a <i>building</i> from the <i>lake</i> or reserves. • <i>Site coverage</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>A19.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>A19.4 Discretionary Activities</p> <p>A19.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or with the standards for <i>Controlled</i></p>

19.0 HEIGHT		
MANAGEMENT AREA	19.1 PERMITTED ACTIVITIES	19.2 to 19.5 OTHER ACTIVITIES
		<p><i>Activities.</i></p> <p>A19.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
<p>B:-</p> <ul style="list-style-type: none"> LESS SENSITIVE RURAL 	<p>B19.1.1 Any <i>building</i> where the maximum <i>height</i> does not exceed 7.5 metres above <i>ground level</i>, provided that chimneys may exceed the maximum <i>height</i> by up to 0.5 metres.</p>	<p>B19.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>B19.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>B19.4 Discretionary Activities</p> <p>B19.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>B19.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
<p>C:-</p> <ul style="list-style-type: none"> PROTECTION 	<p>C19.1.1 <i>Marae buildings</i> where the maximum <i>height</i> does not exceed 7.5 metres above <i>ground level</i>.</p>	<p>C19.4 Discretionary Activities</p> <p>C19.4.1 Except for permitted <i>marae buildings</i>, all <i>buildings</i> are <i>Discretionary Activities</i>. Therefore <i>height</i> will be assessed as part of a <i>Discretionary Activity</i> application.</p>
Explanation and Principal Reasons		
<p>The <i>heights</i> of <i>buildings</i> are limited to reinforce policies which state that <i>buildings</i> are to be low rise, low key, well spread and nestle into vegetation. <i>Height</i> is a key design element in protecting the natural character of the Lakes A Zone and the <i>amenity values</i> of the settlements and bush settlements.</p>		

20.0			SOLAR ACCESS		
MANAGEMENT AREA	20.1 PERMITTED ACTIVITIES	20.2 to 20.5 OTHER ACTIVITIES			
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT 	<p>A20.1.1 Any <i>building</i> where the <i>height</i> does not exceed the <i>sunlight control plane</i>.</p>	<p>A20.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A20.3 Restricted Discretionary Activities</p> <p>A20.3.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>Council shall restrict is discretion to the following matters:</p> <ol style="list-style-type: none"> 1. The degree of access or sunlight or the limitation of shadows on adjoining properties. 2. Whether an alternative design or location on <i>site</i> is able to address any adverse <i>effects</i>. 3. Whether the proposal does not comply with more than one design rule and the cumulative <i>effect</i> of the non-compliance. <p>Council may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • <i>Height of buildings.</i> • Location of <i>building platform</i>. • <i>Site coverage.</i> • Distance from boundaries. • Spacing between <i>buildings</i>. • <i>Height of building walls.</i> • Confining the <i>building</i> dimensions within inclined solar access planes. <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>			

20.0 SOLAR ACCESS		
MANAGEMENT AREA	20.1 PERMITTED ACTIVITIES	20.2 to 20.5 OTHER ACTIVITIES
		<p>A20.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>A20.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
<p>B:-</p> <ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL 	Not Applicable	Not Applicable
<p>C:-</p> <ul style="list-style-type: none"> • PROTECTION 		<p>C20.4 Discretionary Activities</p> <p>C20.4.1 All <i>buildings</i> are <i>Discretionary Activities</i>. Therefore solar access will be assessed as part of a <i>Discretionary Activity</i> application.</p>
Explanation and Principal Reasons		
Solar access is an important <i>amenity value</i> that is likely to be interrupted where <i>buildings</i> can be close together. The existing topography of the settlement and bush settlement areas is such that solar access can be easily lost because of <i>buildings</i> to the north. Protection of solar access in sensitive rural and less sensitive rural areas is achieved by the <i>buffer</i> rule.		

21.0 REFLECTIVITY VALUES		
MANAGEMENT AREA	21.1 PERMITTED ACTIVITIES	21.2 to 21.5 OTHER ACTIVITIES
A:- <ul style="list-style-type: none"> • SETTLEMENT • SENSITIVE RURAL • BUSH SETTLEMENT 	A21.1.1 Any <i>building</i> where the exterior surfaces are finished, including the roof, in reflectivity values of between 0 and 37%.	A21.2 Controlled Activities There are no <i>Controlled Activities</i> . A21.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i> . A21.4 Discretionary Activities A21.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> . A21.5 Non-Complying Activities There are no <i>Non-Complying Activities</i> .
B:- <ul style="list-style-type: none"> • LESS SENSITIVE RURAL 	Not Applicable	Not Applicable
C:- <ul style="list-style-type: none"> • PROTECTION 		C21.4 Discretionary Activities C21.4.1 All <i>buildings</i> are <i>Discretionary Activities</i> . Therefore reflectivity values will be assessed as part of a <i>Discretionary Activity</i> application.
Explanation and Principal Reasons		
<p>The visual prominence of <i>buildings</i> in the landscape is largely a function of their surface reflectivity values, and bulk and location. Reflectivity is primarily a measure of the lightness or darkness of the colour of a surface. The lighter the colour, the higher the percentage number (i.e. 0% is black and 100% is white). Within the sensitive <i>landscape area</i> (i.e. the sensitive rural, settlement and bush settlement areas) controlling reflectivity values is an important means by which strong visual contrasts between <i>buildings</i> and their vegetated settings are minimised. There is a variety of cladding products and paint finishes that may result in excessive reflectivity values which can make the <i>building</i> overly obvious, particularly when viewed from the <i>lakes</i>. Where this specified reflectivity is to be exceeded, then modulation and surface design such as to increase the amount of shadow by increasing surface texture or widening eaves will be considered. These measures will be in addition to other measures such as <i>building</i> design, location, and buffering with vegetation.</p>		

22.0			VIEWPOINTS		
MANAGEMENT AREA	22.1 PERMITTED ACTIVITIES	22.2 to 22.5 OTHER ACTIVITIES			
A: <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT 	<p>A22.1.1 Except for <i>marae buildings</i>, any <i>building</i> regardless of whether the <i>building</i> can be <i>seen</i> from a <i>viewpoint</i>, where the maximum <i>height</i> does not exceed 6 metres above <i>ground level</i> and where the exterior walls do not exceed 5 metres in <i>height</i>.</p> <p>A22.1.2 Any <i>building</i> that cannot be <i>seen</i> from a <i>viewpoint</i>, where the maximum <i>height</i> does not exceed 7.5 metres above <i>ground level</i> and where the exterior walls do not exceed 5 metres in <i>height</i>.</p> <p>Note: The extent of the landforms which can be <i>seen</i> from each <i>viewpoint</i> is shown in the document titled 'Lakes A Zone – View Shaft Assessment, Rotorua District Council (March 1999)'. Reference to this document included as Appendix 15.0 of Volume 2 of the Lakes A Zone should be made to assist in the determination of whether a <i>building</i> is likely to be able to be <i>seen</i> from each <i>viewpoint</i>.</p>	<p>A22.2 Controlled Activities</p> <p>A22.2.1 Except for <i>marae buildings</i>, any <i>building</i> that can be <i>seen</i> from a <i>viewpoint</i>, where the maximum <i>height</i> exceeds 6 metres but does not exceed 7.5 metres and/or where the 5 metre exterior wall <i>height</i> is exceeded.</p> <p>Council shall reserve its control and may impose <i>conditions</i> on the following matters:</p> <ul style="list-style-type: none"> • <i>Height</i> of <i>buildings</i> to reduce their visual <i>effects</i> on <i>viewpoints</i> in the Okareka and Tarawera <i>catchments</i>. • Reflectivity values – the level of reflectivity. • The area of glass. • Surface treatment – the materials and finish used for the exterior. • The width of any eave. • The <i>height</i> of exterior walls. • Design features to break up wall or roof surface areas. • Finish on guttering. <p>Landscaping to reduce the visibility of a <i>building</i> from the <i>lake</i> or reserves. 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>A22.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>A22.4 Discretionary Activities</p> <p>A22.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or with the standards for <i>Controlled Activities</i>.</p> <p>A22.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>			

22.0 VIEWPOINTS		
MANAGEMENT AREA	22.1 PERMITTED ACTIVITIES	22.2 to 22.5 OTHER ACTIVITIES
B:- <ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL 	<p>B22.1.1 Except for <i>marae buildings</i>, any <i>building</i> that cannot be <i>seen</i> from a <i>viewpoint</i>.</p> <p>Note: The extent of the landforms which can be <i>seen</i> from each <i>viewpoint</i> is shown in the document titled 'Lakes A Zone – View Shaft Assessment, Rotorua District Council (March 1999)'. Reference to this document included as Appendix 15.0 of Volume 2 of the Lakes A Zone should be made to assist in the determination of whether a <i>building</i> is likely to be able to be <i>seen</i> from each <i>viewpoint</i>.</p>	<p>B22.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>B22.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>B22.4 Discretionary Activities B22.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>B22.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
C:- <ul style="list-style-type: none"> • PROTECTION 	<p>C22.1.1 <i>Marae buildings</i>.</p>	<p>C22.4 Discretionary Activities C22.4.1 Except for <i>marae buildings</i>, all <i>buildings</i> are <i>Discretionary Activities</i>. Therefore <i>viewpoints</i> will be assessed as part of a <i>Discretionary Activity</i> application.</p>
Explanation and Principal Reasons		
<p>There are important <i>viewpoints</i> that contribute to the amenity of the Lakes A Zone. Council desires that these not be lost because of the bulk or location of a <i>building</i>. It is accepted that development within the Okareka and Tarawera settlements is likely to be <i>seen</i> from some <i>viewpoints</i>. However, as the settlements contain a partially built environment, <i>development</i> within specified <i>heights</i> can be addressed as a <i>Controlled Activity</i>..</p>		

23.0			SKYLINES		
MANAGEMENT AREA	23.1 PERMITTED ACTIVITIES	23.2 to 23.5 OTHER ACTIVITIES			
A:- <ul style="list-style-type: none"> • SETTLEMENT • SENSITIVE RURAL • BUSH SETTLEMENT 	A23.1.1 Except for <i>marae buildings</i> , any <i>building</i> that cannot be seen against the sky when viewed from a <i>lake</i> or <i>public reserve</i> .	<div style="background-color: #e0e0e0; padding: 2px;">A23.2 Controlled Activities</div> There are no <i>Controlled Activities</i> . <div style="background-color: #e0e0e0; padding: 2px;">A23.3 Restricted Discretionary Activities</div> There are no <i>Restricted Discretionary Activities</i> . <div style="background-color: #e0e0e0; padding: 2px;">A23.4 Discretionary Activities</div> A23.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> . <div style="background-color: #e0e0e0; padding: 2px;">A23.5 Non-Complying Activities</div> There are no <i>Non-Complying Activities</i> .			
B:- <ul style="list-style-type: none"> • LESS SENSITIVE RURAL 	Not Applicable	Not Applicable			
C:- <ul style="list-style-type: none"> • PROTECTION 	C23.1.1 <i>Marae buildings</i>	<div style="background-color: #e0e0e0; padding: 2px;">C23.4 Discretionary Activities</div> C23.4.1 Except for <i>marae buildings</i> , all <i>buildings</i> are <i>Discretionary Activities</i> . Therefore skylines will be assessed as part of a <i>Discretionary Activity</i> application.			
Explanation and Principal Reasons					
Keeping skylines intact and not broken by <i>buildings</i> has been identified as important for retaining the natural character and landscapes in the sensitive <i>landscape area</i> . Council desires that where a <i>building</i> is going to interrupt a skyline then mitigation measures such as resiting or redesign can be considered.					

24.0			FLOOR LEVELS		
MANAGEMENT AREA	24.1 PERMITTED ACTIVITIES	24.2 to 24.5 OTHER ACTIVITIES			
A:- <ul style="list-style-type: none"> • SETTLEMENT • SENSITIVE RURAL • BUSH SETTLEMENT • LESS SENSITIVE RURAL 	A24.1.1 Any <i>habitable building</i> where the floor level is at least 1.5 metres above the <i>groundwater table</i> .	<div style="background-color: #e0e0e0; padding: 2px;">A24.2 Controlled Activities</div> <p>There are no <i>Controlled Activities</i>.</p> <div style="background-color: #e0e0e0; padding: 2px;">A24.3 Restricted Discretionary Activities</div> <p>A24.3.1 Any <i>building</i> that does 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"> • Whether the proposal does not comply with more than one <i>building</i> design rule and the cumulative <i>effect</i> of the non-compliance. • Whether an alternative design or location on <i>site</i> is able to address any adverse <i>effects</i>. • Specifying minimum floor levels. <p>In addition to the above, Council may impose a bond to ensure satisfaction of <i>conditions</i> of consent and a change to cover monitoring costs.</p> <div style="background-color: #e0e0e0; padding: 2px;">A24.4 Discretionary Activities</div> <p>There are no <i>Discretionary Activities</i>.</p> <div style="background-color: #e0e0e0; padding: 2px;">A24.5 Non-Complying Activities</div> <p>There are no <i>Non-Complying Activities</i>.</p>			
B:- <ul style="list-style-type: none"> • PROTECTION 		<div style="background-color: #e0e0e0; padding: 2px;">B24.4 Discretionary Activities</div> <p>B24.4.1 All <i>buildings</i> are <i>Discretionary Activities</i>. Therefore floor levels will be assessed as part of a <i>Discretionary Activity</i> application.</p>			

24.0 FLOOR LEVELS		
MANAGEMENT AREA	24.1 PERMITTED ACTIVITIES	24.2 to 24.5 OTHER ACTIVITIES
Explanation and Principal Reasons		
Keeping floor levels well above groundwater is an important method of avoiding flood hazard and dampness.		

25.0			BUFFERS		
MANAGEMENT AREA	25.1 PERMITTED ACTIVITIES	25.2 to 25.5 OTHER ACTIVITIES			
A:- <ul style="list-style-type: none"> • SETTLEMENT 	A25.1.1 Any <i>building</i> not located within 2.5 metres of a <i>site</i> boundary.	A25.2 Controlled Activities There are no <i>Controlled Activities</i> .	A25.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i> .	A25.4 Discretionary Activities A25.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> .	A25.5 Non-Complying Activities There are no <i>Non-Complying Activities</i> .
B:- <ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL • BUSH SETTLEMENT 	B25.1.1 Any <i>building</i> not located within 10 metres of a <i>site</i> boundary.	B25.2 Controlled Activities There are no <i>Controlled Activities</i> .	B25.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i> .	B25.4 Discretionary Activities B25.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> .	B25.5 Non-Complying Activities There are no <i>Non-Complying Activities</i> .
C:- <ul style="list-style-type: none"> • PROTECTION 		C25.4 Discretionary Activities C25.4.1 All <i>buildings</i> are <i>Discretionary Activities</i> . Therefore <i>buffers</i> will be assessed as part of a <i>Discretionary Activity</i> application.			

25.0 BUFFERS		
MANAGEMENT AREA	25.1 PERMITTED ACTIVITIES	25.2 to 25.5 OTHER ACTIVITIES
Explanation and Principal Reasons		
The <i>buffers</i> are necessary to ensure separation in the landscape between <i>buildings</i> to provide a degree of privacy between neighbours.		

26.0 ELECTROMAGNETIC RADIATION		
MANAGEMENT AREA	26.1 PERMITTED ACTIVITIES	26.2 to 26.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>26.1.1 Any activity producing radio frequency energy shall meet the recommended non-occupational limits set out in the New Zealand Standard NZS 2772.1 (1999) – Maximum Exposure Levels – 3kHz to 300 GHz at any point where any member of the public may be exposed to the source of such energy.</p>	<p>26.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>26.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>26.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>26.5 Non-Complying Activities 26.5.1 Any activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>
Explanation and Principal Reasons		
These controls are to ensure the standard for exposure to electromagnetic radiation is not exceeded.		

27.0			SPILL LIGHT OR STRAY LIGHT EMISSIONS		
MANAGEMENT AREA	27.1 PERMITTED ACTIVITIES	27.2 to 27.5 OTHER ACTIVITIES			
A:- <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT • PROTECTION • SENSITIVE RURAL 	<p>A27.1.1 Any activity that results in spill light or stray light emissions complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. Any direct artificial illumination shall not exceed ten (10) <i>lux</i> when measured at the nearest <i>site</i> boundary. <p>Illuminance levels shall be measured vertically and horizontally in accordance with professional illumination engineering practice.</p> <p>A27.1.2 Any activity that results in glare complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. Lighting shall be aimed no higher than 30° below the horizontal and shall be aimed, hooded or screened, to minimise glare. 	<p>A27.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>A27.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>A27.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>A27.5 Non-Complying Activities</p> <p>A27.5.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>			
B:- <ul style="list-style-type: none"> • LESS SENSITIVE RURAL 	<p>B27.1.1 Any activity that results in spill light or stray light emissions complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. Any direct artificial illumination shall not exceed twenty (20) <i>lux</i> when measured at the nearest boundary of any <i>site</i>. <p>Illuminance levels shall be measured vertically and horizontally in accordance with professional illumination engineering practice.</p> <p>B27.1.2 Any activity that results in glare complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. Lighting shall be aimed no higher than 30° below the horizontal and shall be aimed, hooded or screened, to minimise glare. 	<p>B27.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>B27.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>B27.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>B27.5 Non-Complying Activities</p> <p>B27.5.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>			

27.0**SPILL LIGHT OR STRAY LIGHT EMISSIONS****Explanation and Principal Reasons**

An important component of natural character of the Lakes A Zone is the existing low levels of artificial light. Council desires to retain these low levels and minimise the amount of light spilling onto *land* outside individual *sites*.

28.0			NOISE		
MANAGEMENT AREA	28.1 PERMITTED ACTIVITIES	28.2 to 28.5 OTHER ACTIVITIES			
ALL MANAGEMENT AREAS	<p>28.1.1 Activities complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. The provisions of Appendix 5 of Volume 2 of the Lakes A Zone. 	<p>28.2 Controlled Activities</p> <p>28.2.1 The noise generated at the time of the forest harvesting that exceeds the levels specified in Appendix 5 of Volume 2 of the Lakes A Zone, provided that the machinery used has mufflers and silencers installed and is operated in accordance with the manufacturers' specifications.</p> <p>Council shall reserve its control and may impose <i>conditions</i> on the following matters:</p> <ul style="list-style-type: none"> • Staging, the time of day, season and weather <i>conditions</i> when specified aspects of harvesting can take place. • Specifying the <i>on-site</i> location and design of log handling and static noise areas in relation to <i>site</i> boundaries. <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>28.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>28.4 Discretionary Activities</p> <p>28.4.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Controlled Activity</i>.</p> <p>28.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>			

28.0**NOISE****Explanation and Principal Reasons**

A component of natural character and amenity of the Lakes A Zone is its generally low ambient noise levels. Council desires to control noise within the settlements to that generated by normal residential activities, but with some recognition of the increased noise that is generated by public daytime use of *boat launching ramps*. Noise levels set for Tikitapu and Okaro reflect that these *lakes* are frequently used for noisy daytime recreational activities, but can be quiet at night.

Noise generated from forest harvest operations is normally for relatively short periods of time and followed by long periods of inactivity.

The noise generated by activities on the *lakes* themselves is controlled, where necessary, by way of controls on speed of *motor craft*, or by controlling activities or craft that are known to be noisy.

29.0**TRAFFIC GENERATION**

MANAGEMENT AREA	29.1 PERMITTED ACTIVITIES	29.2 to 29.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT • BUSH SETTLEMENT 	<p>A29.1.1 <i>Traffic generation</i> complying with any of the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. It is generated from up to two <i>houses</i> per <i>site</i>; or 2. It is generated from a <i>Marae</i>; or 3. It is generated from <i>public reserves</i>; or 4. The number of <i>vehicle movements</i> does not exceed 12 <i>light vehicle movements</i> per day from any <i>site</i>, averaged over a <i>week</i> provided that, for the purpose of assessing compliance with this condition, when an activity occurs on a <i>site</i> on which <i>house(s)</i> are also located, each <i>house</i> shall be deemed to generate 6 <i>light vehicle movements</i> per day. 	<p>A29.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A29.3 Restricted Discretionary Activities</p> <p>A29.3.1 <i>Traffic generation</i> from three <i>houses</i> per <i>site</i> or where <i>traffic generation</i> exceeds 12 but does not exceed 18 <i>light vehicle movements</i> per day from any <i>site</i>, averaged over a <i>week</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 width and shape of accessways and the adjoining <i>road</i>. • Sight distances in either direction. • The volume and timing of traffic flows. • Whether a State Highway is involved. • The safety of pedestrians and cyclists. • Whether on-<i>road</i> carparking is generated. • The impact on the capacity of the adjacent roading network caused by the expected <i>traffic generation</i> of the proposal. • Whether there is a need to upgrade the adjacent roading network. <p>For the purpose of assessing compliance with this Rule, when an activity occurs on a <i>site</i> on which <i>house(s)</i> are also located, each <i>house</i> shall be deemed to generate 6 <i>light vehicle movements</i> per day.</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>

29.0			TRAFFIC GENERATION		
MANAGEMENT AREA	29.1 PERMITTED ACTIVITIES	29.2 to 29.5 OTHER ACTIVITIES			
		<p>A29.4 Discretionary Activities</p> <p>A29.4.1 <i>Traffic generation</i> that does not comply with the conditions for a <i>Permitted Activity</i> or is not a <i>Restricted Discretionary Activity</i>.</p> <p>For the purpose of assessing compliance with this Rule, when an activity occurs on a <i>site</i> on which <i>house(s)</i> are also located, each <i>house</i> shall be deemed to generate 6 <i>light vehicle movements</i> per day.</p> <p>A29.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>			
<p>B:-</p> <ul style="list-style-type: none"> • SENSITIVE RURAL • LESS SENSITIVE RURAL • PROTECTION 	<p>B29.1.1 <i>Traffic generation</i> complying with any of the following conditions:</p> <ol style="list-style-type: none"> 1. It is generated from up to two <i>houses</i> per <i>site</i>; or 2. It is generated from <i>commercial vehicle movement</i> associated with conservation, agriculture and forestry; or 3. It is generated from a <i>Marae</i>; or 4. It is generated from <i>public reserves</i>; or 5. The number of <i>vehicle movements</i> does not exceed 12 <i>vehicle movements</i> per day from any <i>site</i>, averaged over a <i>week</i>, provided that, for the purpose of assessing compliance with this condition, when an activity occurs on a <i>site</i> on which <i>house(s)</i> are also located, each <i>house</i> shall be deemed to generate 6 <i>light vehicle movements</i> per day. 	<p>B29.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>B29.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>B29.4 Discretionary Activities</p> <p>B29.4.1 <i>Traffic generation</i> that does not comply with the conditions for a <i>Permitted Activity</i>.</p> <p>For the purpose of assessing compliance with this Rule, when an activity occurs on a <i>site</i> on which <i>house(s)</i> are also located each <i>house</i> shall be deemed to generate 6 <i>light vehicle movements</i> per day.</p> <p>B29.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>			

29.0**TRAFFIC GENERATION****Explanation and Principal Reasons**

The rules relating to traffic concern the potential noise *effect* of large volumes of traffic. Within the settlements and bush settlements the controls are to ensure that traffic is at levels that would normally be generated by domestic activities, so that the traffic *effects*, including noise that may result from activities on adjoining *sites* and *roads*, can be properly assessed. Similarly the rural traffic levels accommodate those that are generated by normal rural agricultural and forestry activities.

30.0 ON-SITE CARPARKING AND MANOEUVRING		
MANAGEMENT AREA	30.1 PERMITTED ACTIVITIES	30.2 to 30.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>30.1.1 Any activity complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> The <i>on-site</i> carparking and <i>manoeuvring</i> provisions of Appendix F that is part of Rule 1.1 of the Lakes A Zone (the full text version). 	<p>30.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>30.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>30.4 Discretionary Activities 30.4.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>30.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>
Explanation and Principal Reasons		
<p>This rule is to ensure that parking and <i>manoeuvring</i> arising from the normal activities expected in the management areas is able to be carried out <i>on-site</i>. Many of the <i>roads</i> in the Lakes A Zone are narrow with limited visibility, and Council desires that parking and <i>manoeuvring</i> does not need to be done on public <i>roads</i>, and that traffic can enter public <i>roads</i> in forward <i>motion</i>.</p>		

31.0 VEHICLE CROSSINGS		
MANAGEMENT AREA	31.1 PERMITTED ACTIVITIES	31.2 to 31.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>31.1.1 Vehicle Crossings – <i>Light vehicles</i> Any activity involving <i>light vehicle movements</i> to or from any <i>road</i> complying with the following <i>condition</i> unless Rules 31.1.4 or 31.1.5 apply:</p> <ol style="list-style-type: none"> There shall be a <i>vehicle</i> crossing provided to each <i>site</i> that is formed, drained, constructed and sealed in accordance with Plan No. RD22 (Refer Appendix 3.0 of Volume 2 of the Lakes A Zone). <p>31.1.2 Vehicle Crossings – <i>Commercial vehicles</i> Any activity involving <i>commercial vehicle movements</i> to or from a low volume or low speed sealed road complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> There shall be a <i>vehicle</i> crossing provided to each <i>site</i> that is formed, drained, constructed and sealed in accordance with Plan No. RD23. (Refer Appendix 3.0 of Volume 2 of the Lakes A Zone). <p>31.1.3 Vehicle Crossings – <i>Commercial vehicles</i> Any activity involving <i>commercial vehicle movements</i> to or from a high volume or high speed sealed road complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> There shall be a <i>vehicle</i> crossing provided to each <i>site</i> that is formed, drained, constructed and sealed in accordance with Plan No. RD24. (Refer Appendix 3.0 of Volume 2 of the Lakes A Zone). 	<p>31.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>31.3 Restricted Discretionary Activities</p> <p>31.3.1 Except for <i>vehicle</i> crossings on State Highways, any activity that does not comply with the <i>vehicle</i> crossing <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"> The width and shape of accessways and the adjoining <i>road</i>. Sight distances in either direction. The nature and characteristics of traffic generated and the timing of traffic flows. The safety of pedestrians or cyclists. <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>31.4 Discretionary Activities</p> <p>31.4.1 Any activity from a State Highway that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>31.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>

31.0			VEHICLE CROSSINGS		
MANAGEMENT AREA	31.1 PERMITTED ACTIVITIES	31.2 to 31.5 OTHER ACTIVITIES			
	<p>31.1.4 Vehicle Crossings – Unsealed Local Road</p> <p>Any activity involving any <i>vehicle movements</i> to or from an unsealed local <i>road</i> complying with the following <i>conditions</i>:</p> <p>31.1.5 1. There shall be a metalled <i>vehicle</i> crossing provided to each <i>site</i> that is otherwise formed, drained and constructed in accordance with the requirements for sealed crossings.</p>				
	<p>31.1.6 Vehicle Crossings – Any Activity from a State Highway</p> <p>Notwithstanding the above, any activity involving any <i>vehicle movement</i> to or from a State Highway complying with the following <i>condition</i>:</p> <p>1. There shall be a <i>vehicle</i> crossing provided to each <i>site</i> that is formed, drained, constructed and sealed in accordance with the standards of the Road Controlling Authority.</p>				
Explanation and Principal Reasons					
The rules relating to <i>vehicle</i> crossings concern the safety of their location and design.					

32.0**PRIVATE ROADS AND PRIVATE WAYS**

MANAGEMENT AREA	32.1 PERMITTED ACTIVITIES	32.2 to 32.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>32.1.1 Any activity complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. The requirements for <i>Private Roads</i> or <i>Private Ways</i> for <i>Permitted Activities</i> as set out in Appendix 10.0 of Volume 2 of the Lakes A Zone. 	<p>32.2 Controlled Activities.</p> <p>There are no <i>Controlled Activities</i>.</p> <p>32.3 Restricted Discretionary Activities</p> <p>32.3.1 <i>Private Roads</i> or <i>Private Ways</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>, but comply with the standards for <i>Restricted Discretionary Activities</i> set out in Appendix 10.0 of Volume 2 of the Lakes A Zone.</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"> • Topography of the <i>land</i>. • The nature and characteristics of traffic generated and the timing of traffic flows. • Safety of pedestrians and cyclists. <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>32.4 Discretionary Activities</p> <p>32.4.1 Any Activity that does not comply with the standards for <i>Restricted Discretionary Activities</i> set out in Appendix 10.0 of Volume 2 of the Lakes A Zone.</p> <p>32.4.2 Any Activity that complies with the standards for <i>Discretionary Activities</i> set out in Appendix 10.0 of Volume 2 of the Lakes A Zone.</p> <p>32.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>

32.0**PRIVATE ROADS AND PRIVATE WAYS****Explanation and Principal Reasons**

Private ways and *private roads* need to be designed and constructed to meet the expected level of use. This rule is to ensure that they are constructed to a standard such that the risk of failure is minimised, as is the need for continual reconstruction and maintenance. These add to the risk of environmental degradation from sedimentation, *earthworks* and noise.

33.0

ROADS

MANAGEMENT AREA	33.1 PERMITTED ACTIVITIES	33.2 to 33.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>33.1.1 Maintenance and upgrading of the existing formation of existing <i>roads</i> complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. Notwithstanding the <i>vehicle</i> crossing Rule 31.1.5 and notwithstanding the <i>hard surface</i> rule (Rule 11.0 of this Volume (Volume 1)), the <i>hard surface coverage</i> on public <i>roads</i> not exceeding 350mm per metre width of <i>road</i>. <p>Note: A 20 metre <i>road</i> reserve may have a 7 metre formed sealed carriageway and shoulder.</p> <p>Note: If it is intended to transfer a <i>private road</i> to a Road Controlling Authority, the system must comply with the <i>conditions</i> of Asset Transfer of the Road Controlling Authority concerned.</p>	<p>33.2 Controlled Activities.</p> <p>There are no <i>Controlled Activities</i>.</p> <p>33.3 Restricted Discretionary Activities</p> <p>33.3.1 Construction of new <i>road</i> formations or realignment of existing <i>road</i> formations.</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 the <i>hard surface coverage</i> on public <i>roads</i>, excluding intersections, exceeds 350mm per metre width of <i>road</i>; and • Whether they are designed and constructed with a design life of a minimum of 25 years, except for <i>vehicle</i> paving surfaces which may be designed for re-surface treatment in 12 year stages; and • Whether they are designed and constructed in accordance with Appendix 2.0 Criteria and Standards for Public Roads (Refer Volume 2 of the Lakes A Zone); and • Whether stormwater can be managed without increasing flows into a <i>lake</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>Note: If it is intended to transfer a <i>private road</i> to a Road Controlling Authority, the system must comply with the <i>conditions</i> of Asset Transfer of the Road Controlling Authority concerned.</p> <p>33.4 Discretionary Activities</p> <p>33.4.1 Maintenance of existing <i>road</i> formations or the</p>

33.0 ROADS		
MANAGEMENT AREA	33.1 PERMITTED ACTIVITIES	33.2 to 33.5 OTHER ACTIVITIES
		<p>construction of new <i>road</i> formations that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or the standards for <i>Restricted Discretionary Activities</i>.</p> <p>33.4.2 <i>Buildings and structures on roads.</i></p> <p>33.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
Explanation and Principal Reasons		
<p>A significant proportion of the public <i>roads</i> is sealed to a minimal 7 metre carriageway with large tracts of vegetation and swales on the roadside. Council, through these <i>Road Rules</i>, wishes to ensure that this element of the Lakes A Zone, which relates to the natural character, is maintained. Many <i>roads</i> are located within <i>riparian areas</i>. While both maintenance of existing <i>roads</i>, and construction of new <i>roads</i>, are to be done with safety in mind, they are to be designed in ways that retain existing natural character and landscapes. This means that they should have, or retain, narrow carriageways, swales and drains, and the retention/establishment of vegetation that includes <i>indigenous vegetation</i> and all vegetation within a <i>riparian area</i>. The design life rules are standards required by Road Controlling Authorities. As a consequence of these rules the maintenance and resurfacing programmes are less frequent, reducing potential <i>effects</i> such as dust and/or sedimentation from <i>earthworks</i> and the <i>disturbance</i> of vegetation, particularly <i>indigenous vegetation</i> and vegetation in <i>riparian areas</i>. <i>Earthworks</i> and vegetation <i>disturbance</i> relating to <i>roads</i> are controlled by the <i>earthworks</i> and vegetation <i>disturbance</i> rules respectively.</p>		

34.0

POTABLE WATER SUPPLY

MANAGEMENT AREA	34.1 PERMITTED ACTIVITIES	34.2 to 34.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>34.1.1 <i>Water</i> supply systems complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. Every <i>habitable building</i> shall be provided with a potable <i>water</i> supply system and either: <ol style="list-style-type: none"> a) At the time of applying for a Building Consent, evidence shall be supplied that the <i>on-site</i> potable <i>water</i> supply complies with section 14(3)(a) and (b) of the <i>RMA</i>; or b) There shall be a connection to an operational private or public <i>community water supply</i> system that meets the <i>conditions</i> for a <i>Permitted Activity</i>. <p>34.1.2 Operational private or public <i>community water supply</i> systems complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. The <i>water</i> supply system has capacity for fire protection purposes in accordance with the Fire Service Code of Practice within any Gazetted Fire District; and 2. The system is designed and constructed for a functional life of a minimum of 50 years; and 3. The system is constructed to prevent leakage of <i>water</i> and easy connection for service connection fittings; and 4. Each <i>site</i> has practicable access to enable connection to the system; and 5. The system delivers to every <i>habitable building</i> a minimum of 20 metre head and 30 litres per minute. <p>Note: If it is intended to transfer a private <i>community water supply</i> system to a Utility Operator, the system must comply with the <i>conditions</i> of Asset Transfer of the Utility Operator concerned.</p>	<p>34.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>34.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>34.4 Discretionary Activities</p> <p>34.4.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>34.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p> <p>Note: An applicant is advised that non-compliance with regional rules or where a <i>water</i> permit has not been obtained for a private or public <i>community water supply</i> system, will need to be addressed with Environment BOP.</p>

34.0**POTABLE WATER SUPPLY****Explanation and Principal Reasons**

Council requires *habitable buildings* to be provided with a potable *water* supply for public health reasons. The provision of *water* for fire fighting purposes reduces the risk to life and property.

35.0**COLLECTION AND DISPOSAL OF STORMWATER**

MANAGEMENT AREA	35.1 PERMITTED ACTIVITIES	35.2 to 35.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>35.1.1 All <i>buildings</i> and all <i>hard surfaces</i> (including all driveways) shall be provided with a stormwater collection and disposal system within the <i>site</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. It is designed to accommodate at least a 10% <i>AEP</i> storm event by: <ol style="list-style-type: none"> a) Soakage; b) Vegetated swales; c) Ponding; d) <i>Wetlands</i>; and 2. Surface <i>water</i> does not enter <i>habitable buildings</i> from a 2% <i>AEP</i> storm event; and 3. Where the system uses pipes that: <ol style="list-style-type: none"> a) Accessible inspection chambers are provided at all changes of grade and direction; and b) Self cleansing velocities are maintained; and c) The system has a functional design life of 50 year. <p>Note: If it is intended to transfer a private stormwater collection and disposal system to a Utility Operator, the system must comply with the <i>conditions</i> of Asset Transfer of the Utility Operator concerned.</p>	<p>35.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>35.3 Restricted Discretionary Activities</p> <p>35.3.1 Any system intended for the collection and disposal of stormwater from <i>buildings</i> and <i>hard surfaces</i> not within the <i>site</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"> • Whether the system is designed to accommodate at least a 10% <i>AEP</i> storm event by: <ol style="list-style-type: none"> a) Soakage; b) Vegetated swales; c) Ponding; d) <i>Wetlands</i>; and • Whether surface <i>water</i> from a 2% <i>AEP</i> storm event will enter any <i>habitable buildings</i>; and • Where the system uses pipes that: <ol style="list-style-type: none"> a) Accessible inspection chambers are provided at all changes of grade and direction; and b) Self cleansing velocities are maintained; and c) The system has a functional design life of 50 years. • Any <i>effect</i> on <i>land</i> stability or from stormwater flows on neighbouring properties. <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>Note: An applicant is advised that non-compliance with regional rules or where a permit has not been obtained for a</p>

35.0 COLLECTION AND DISPOSAL OF STORMWATER		
MANAGEMENT AREA	35.1 PERMITTED ACTIVITIES	35.2 to 35.5 OTHER ACTIVITIES
		<p>stormwater <i>discharge</i> will need to be addressed with Environment BOP.</p> <p>35.4 Discretionary Activities There are no <i>Discretionary Activities</i>.</p> <p>35.5 Non-Complying Activities 35.5.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Restricted Discretionary Activity</i>.</p>
Explanation and Principal Reasons		
<p>Council's interests relate mainly to encouraging the use of diffuse stormwater disposal, as separate from point <i>discharges</i> which are the responsibility of the <i>Regional Council</i>. The effective management of stormwater is particularly important where the Rotomahana mud soils are found, as they are prone to erosion. The management of stormwater also supports the retention of the indigenous vegetative cover and the landforms which are essential elements of the natural character. Effective stormwater management assists in maintaining and enhancing the <i>water</i> quality of the <i>lakes</i> and streams within the Lakes A Zone. All these matters support the disposal of stormwater by diffuse means, where it can be done safely, in preference to culverting.</p> <p>Proper stormwater management is also required to minimise the risk of inundation of <i>habitable buildings</i>.</p> <p><i>Buildings</i> and <i>hard surfaces</i> alter natural patterns and processes of stormwater and increase the potential for stormwater flows to adjoining <i>sites</i>. The rules seek to manage stormwater on-site.</p>		

36.0**SEWAGE COLLECTION AND DISPOSAL**

MANAGEMENT AREA	36.1 PERMITTED ACTIVITIES	36.2 to 36.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>36.1.1 Sewage collection and disposal systems complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. Every <i>habitable building</i> shall be provided with a sewage collection and disposal system and either: <ol style="list-style-type: none"> a) There shall be an <i>on-site</i> sewage collection and disposal system (that may include a separate <i>grey water</i> disposal system) that complies with the regional rules or a regional consent is held; or b) There shall be a connection to an operational community sewage collection and disposal system that meets the <i>conditions</i> for a <i>Permitted Activity</i>. 2. Operational private or public community sewage disposal systems designed to cater for minimum flows of 220 litres per head per day and a peak factor of four complying with the following <i>conditions</i>: <ol style="list-style-type: none"> a) Each <i>site</i> has practicable access to enable connection to the system; and b) The system is designed and constructed to eliminate the ingress of stormwater and <i>ground water</i> and also avoids the occurrence of system surcharging or overflows; and c) The reticulation system is designed so that each <i>site</i> is provided with a minimum 100mm diameter connection to a minimum of 500mm inside the <i>site</i> boundary and at a depth capable of servicing all <i>habitable buildings</i> on the <i>site</i>; and 	<p>36.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>36.3 Restricted Discretionary Activities</p> <p>36.3.1 Private sewage pumping stations.</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 private sewage reticulation systems are not able to <i>discharge</i> via gravity. • Whether ownership and responsibility of the private sewage pumping station relating to the design, maintenance and operational procedures is to be registered on the <i>land</i> title. <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>36.4 Discretionary Activities</p> <p>36.4.1 Activities that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> or the standards for <i>Restricted Discretionary Activities</i>.</p> <p>Note: An applicant is advised that non-compliance with regional rules or where a permit has not been obtained for a <i>discharge</i> from a private or public community sewage disposal system, will need to be addressed with Environment BOP.</p> <p>36.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>

36.0			SEWAGE COLLECTION AND DISPOSAL		
MANAGEMENT AREA	36.1 PERMITTED ACTIVITIES	36.2 to 36.5 OTHER ACTIVITIES			
	<ul style="list-style-type: none"> d) Accessible inspection chambers are provided at all changes of grade, direction and pipe size; and e) That self-cleansing velocities are maintained within reticulation systems; and f) The reticulation and pumping system be designed and constructed to allow the passing of 75mm solids; and g) The reticulation and disposal system is designed and constructed for a minimum functional life of 50 years, except for electrical and mechanical equipment which may be designed and constructed for a functional life of 15 years. <p>Note: If it is intended to transfer a private sewage collection and disposal system to a Utility Operator, the system must comply with the <i>conditions</i> of Asset Transfer of the Utility Operator concerned.</p>				
Explanation and Principal Reasons					
Council requires <i>habitable buildings</i> to be provided with a sewage collection and treatment system either on- <i>site</i> or to a community system as a matter of public health. Sewage systems are also required to manage the <i>effects</i> of <i>development</i> so that adverse <i>effects</i> to <i>land</i> and <i>water</i> don't result.					

37.0**ELECTRICITY AND TELECOMMUNICATION LINES**

MANAGEMENT AREA	37.1 PERMITTED ACTIVITIES	37.2 to 37.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SETTLEMENT • PROTECTION • SENSITIVE RURAL • BUSH SETTLEMENT 	<p>A37.1.1 Above ground utilities complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. Existing electric lines, including support <i>structures</i> for these lines, and lines defined by Sections 2(1) and (1A) of the Telecommunications Act 1987, where the lines are above ground and the activity involves the operation, maintenance, replacement, upgrading (including increases in voltage and/or capacity), resiting or repositioning of existing above ground services (including their foundations), within a three dimensional corridor over the entire length of a line existing as at the time this Plan was Publicly Notified (13 May 2000), consisting of the following dimensions: <ol style="list-style-type: none"> a) Corridor height: The greater of either 10 metres above <i>ground level</i> or the <i>height</i> of the existing support <i>structures</i> including conductors; and b) Corridor width: The maximum width of the existing support <i>structures</i> including conductors. <p>The <i>height</i> in (a) above may be exceeded by up to 4 metres for earth wires, earth peaks and lightning rods.</p> <p>A37.1.2 Below ground electricity and telecommunication lines complying with the <i>conditions</i> for <i>Permitted Activities</i> in Rules 2.0, 3.0 and 5.0.</p>	<p>A37.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A37.3 Restricted Discretionary Activities</p> <p>A37.3.1 Existing above ground electric lines, including support <i>structures</i>, and existing above ground lines defined by Section 2(1) and (1A) of the Telecommunications Act 1987 where the:</p> <ol style="list-style-type: none"> a) Corridor <i>height</i> exceeds either 10 metres or the <i>height</i> of the existing support <i>structures</i> including conductors; and b) Complies with the corridor width for <i>Permitted Activities</i>. <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • Whether the visual <i>effects</i> on a <i>viewpoint</i> can be avoided, remedied or mitigated. <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>A37.4 Discretionary Activities</p> <p>A37.4.1 Activities that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Restricted Discretionary Activity</i>.</p> <p>A37.4.2 Activities that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> in Rules 2.0, 3.0 and 5.0.</p> <p>A37.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>

37.0 ELECTRICITY AND TELECOMMUNICATION LINES		
MANAGEMENT AREA	37.1 PERMITTED ACTIVITIES	37.2 to 37.5 OTHER ACTIVITIES
<p>B:-</p> <ul style="list-style-type: none"> • LESS SENSITIVE RURAL 	<p>B37.1.1 Above ground utilities complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. Existing electric lines, including support <i>structures</i> for these lines, and lines defined by Section 2(1) and (1A) of the Telecommunications Act 1987, where the lines are above ground and the activity involves the operation, maintenance, replacement, upgrading (including increases in voltage and/or capacity), resiting or repositioning of existing above ground services (including their foundations), within a three dimensional corridor over the entire length of a line existing as at the time this Plan was Publicly Notified (13 May 2000) consisting of the following dimensions: <ol style="list-style-type: none"> a) Corridor height: the greater of either 20 metres above <i>ground level</i> or the <i>height</i> of the existing support <i>structures</i> including conductors; and b) Corridor width: the corridor width shall be a distance of 20 metres in any direction from the existing support <i>structures</i> including conductors. <p>The <i>height</i> in (a) above may be exceeded by up to 4 metres for earth wires, earth peaks and lightning rods.</p> <p>B37.1.2 Below ground electricity and telecommunication lines complying with the <i>conditions</i> for <i>Permitted Activities</i> in Rules 2.0, 3.0 and 5.0.</p>	<p>B37.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>B37.3 Restricted Discretionary Activities</p> <p>B37.3.1 Existing above ground electric lines, including support <i>structures</i>, and existing above ground lines defined by Section 2(1) and (1A) of the Telecommunications Act 1987 that do not meet the corridor dimensions for <i>Permitted Activities</i>.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • Whether the visual <i>effects</i> on a <i>viewpoint</i> can be avoided, remedied or mitigated. <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>B37.4 Discretionary Activities</p> <p>B37.4.1 Activities that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Restricted Discretionary Activity</i>.</p> <p>B37.4.2 Activities that do not comply with the <i>conditions</i> for <i>Permitted Activities</i> in Rules 2.0, 3.0 and 5.0.</p> <p>B37.5 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>

37.0**ELECTRICITY AND TELECOMMUNICATION LINES****Explanation and Principal Reasons**

Overhead lines can have a major impact on views and on the general high level of natural character around the *lakes*. Council accepts the ongoing need for above ground lines within the Lakes A Zone, but desires to ensure that existing ones remain within their general locations. New ones will need to be located so their location and appearance protect views and natural character. Below ground lines do not have the same visual *effect* and so are not controlled; however, their installation will have to comply with the rules for *indigenous* and *exotic vegetation disturbance*, and *earthworks*.

INTRODUCTION TO SUBDIVISION

Subdivision is addressed in **Rules 38.0 to 40.0**.

Rule 38.0 Sets out the minimum *site* area and standards for subdivision in the Settlement, Bush Settlement, Sensitive Rural, Less Sensitive Rural and the Protection Management Areas. Except for the Protection Management Area, the *sites* are generally intended for residential or productive purposes.

Rule 39.0 Sets out standards for subdivision relating specifically to *roads*, *private roads* and *private ways*, *esplanade reserves*, *utility services* and boundary adjustments. These matters are not addressed in **Rule 38.0**.

Rule 40.0 Sets out the additional standards and terms that apply to any subdivision provided for in **Rules 38.0** and **39.0**.

38.0 SUBDIVISION RULES FOR THE MANAGEMENT AREAS

A:-

- SETTLEMENT

A38.1.1 Subdivision is not a *Permitted Activity*.

A38.2 Controlled Activities.

There are no *Controlled Activities*.

A38.3 Restricted Discretionary Activities

A38.3.1 Subdivision complying with the following standards:

1. Each *site* shall have a minimum area of at least 2000m²; and
2. Each *site* shall contain a *building platform* of at least 250 m² that complies with the *conditions* for *building platforms* as a *Permitted Activity* (Refer **Rule 6.0**); and
3. Each *site* shall contain a *building platform* that would not necessitate the *disturbance* of *indigenous vegetation* or a *land* use consent required for any *disturbance* of *indigenous vegetation* shall have been obtained; and
4. Each *site* shall at the time of subdivision comply with the *conditions* for *hard surface coverage* as a *Permitted Activity*; and
5. Each *site* shall be of such dimensions so as to include a circle with a diameter of 20 metres that incorporates the *building platform* and is inclusive of *buffers*; and

38.0

SUBDIVISION RULES FOR THE MANAGEMENT AREAS

6. The Standards of **Rule 40.3.**

Council shall restrict its discretion and may impose *conditions* in respect of the following matters:

- Specifying the size of any *site* to accommodate a complying *building platform*.
- The location of *building platforms* away from skylines, ridgelines and *viewpoints*.
- Limiting *disturbance* of vegetation.
- The shape of the *site*.

A38.4 Discretionary Activities

A38.4.1 Subdivision that does not comply with the standards for *Restricted Discretionary Activities*.

A38.5 Non-Complying Activities

There are no *Non-Complying Activities*.

38.0 SUBDIVISION RULES FOR THE MANAGEMENT AREAS

B:-

BUSH SETTLEMENT

B38.1.1 Subdivision is not a *Permitted Activity*.

B38.2 Controlled Activities

There are no *Controlled Activities*.

B38.3 Restricted Discretionary Activities

There are no *Restricted Discretionary Activities*.

B38.4 Discretionary Activities

B38.4.1 Subdivision complying with the following standards:

1. Each *site* shall have a minimum *site* area of at least 8,000m²; and
2. The total number of *sites* that may be subdivided shall accord with the *Discretionary Activity* level set out in the Structure Plan; and
3. Each *site* shall contain a *building platform* of at least 200m²; and
4. Either:
 - (a) Each *site* shall contain a *building platform* and access to it that complies with the *conditions* for *building platforms* and *indigenous vegetation disturbance* as *Permitted Activities*;
 - or:
 - (b) The relevant *land* use consent(s) shall have been obtained; and
5. Application for *land* use consent for *site coverage* and *hard surface coverage* shall be made at the same time as application for subdivision consent; and
6. It shall be demonstrated that each *site* shall be able to accommodate a *building* with a floor area of at least 160m² with a maximum *height* of 6 metres above *ground level*; and
 - a) That would not exceed any *sunlight control plane*; and

38.0**SUBDIVISION RULES FOR THE MANAGEMENT AREAS**

b) Where no part of the *building* would be *seen* against the sky when viewed from a *lake* or a *public reserve*); and

7. Any application for subdivision consent shall include details as to how the landscape policies for each Bush Settlement Policy Area are to be given *effect* to and in particular, the areas of the entire *site* where existing *indigenous vegetation* is to be protected and where revegetation with *indigenous vegetation* is to occur; and

8 Where 85% of the *site* 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:

(a) The Revegetation Plan shall enable a minimum of 85% of the Bush Settlement Management Area (below the 380m contour) to be clothed in *indigenous vegetation*. This 85% target is to be met for each individual *site* (below the 380m contour) proposed as part of the subdivision;

(b) 80% of the indigenous plants used in the Revegetation Plan shall be capable of a mature *height* of no less than 5 metres;

(c) Any steep *slope*, gullies, watercourses, riparian and damp areas shall be revegetated;

(d) Any on-*site* effluent disposal areas shall be revegetated with dense low indigenous cover such as flax and shrubs;

(e) The plants shall only include indigenous species that occur naturally within the Tarawera Lakes Area/Rotorua Lakes Ecological District; and

9 Prior to the issue of a Certificate pursuant to Section 224(c) of the *RMA*, where the *site* is to be revegetated, an independent audit shall be carried out by a suitably

38.0**SUBDIVISION RULES FOR THE MANAGEMENT AREAS**

		<p>qualified person to certify that the indigenous planting required by the Revegetation Plan has successful canopy closure of 90% with an average <i>height</i> of no less than 1.5 metres for 70% of the plants; and</p> <p>10. Each <i>site</i> shall be of such dimensions so as to include a circle with a diameter of 30 metres that incorporates the <i>building platform</i> and is exclusive of <i>buffers</i>; and</p> <p>11. 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 plant</i> and <i>pest animals</i> in perpetuity; and</p> <p>12. The Standards of Rule 40.3.</p> <p>B38.5 Non-Complying Activities</p> <p>B38.5.1 Subdivision that does not comply with the standards for <i>Discretionary Activities</i>.</p>
<p>C:-</p> <ul style="list-style-type: none"> PROTECTION 	<p>C38.1.1 Subdivision is not a <i>Permitted Activity</i>.</p>	<p>C38.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>C38.3 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>C38.4 Discretionary Activities</p> <p>C38.4.1 Subdivision, provided that the <i>site</i> to be created is for the purpose of a reserve, conservation, or planting of indigenous or exotic forests.</p> <p>C38.5 Non-Complying Activities</p> <p>Subdivision that is not a <i>Discretionary Activity</i>.</p>
<p>D:-</p> <ul style="list-style-type: none"> SENSITIVE RURAL 	<p>D38.1.1 Subdivision is not a <i>Permitted Activity</i>.</p>	<p>D38.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p>

38.0**SUBDIVISION RULES FOR THE MANAGEMENT AREAS****D38.3 Restricted Discretionary Activities**

D38.3.1 Subdivision complying with the following standards:

1. Each *site* shall have a minimum area of at least 40 ha; and
2. Each *site* shall contain a *building platform* of 250 m² that complies with the *conditions* for *building platforms* as a *Permitted Activity* (Refer **Rule 6.0**) and that would not necessitate the *disturbance* of *indigenous vegetation* or that any *land use consent* required or any *disturbance* of *indigenous vegetation* shall have been obtained; and
3. Each *site* shall be able to accommodate a *building* with a total *height* of 6 metres above *ground level*; and
 - (a) That cannot be *seen* from a *viewpoint*; and
 - (b) So that no part of the *building* would be *seen* against the sky when viewed from a *lake* or a *public reserve*; and
4. Each *site* shall at the time of subdivision comply with the *conditions* for *hard surface coverage* as a *Permitted Activity*. (Refer **Rule 11.0**); and
5. The Standards of **Rule 40.3**.

Council shall restrict its discretion and may impose *conditions* in respect of the matters set out in **Rules RD38.1** and **RD38.2**.

D38.4 Discretionary Activities

There are no *Discretionary Activities*.

D38.5 Non-Complying Activities

D38.5.1 Subdivision that does not comply with the standards for *Restricted Discretionary Activities*.

E:-

E38.1.1 Subdivision is not a *Permitted Activity*.

E38.2 Controlled Activities.

There are no *Controlled Activities*.

38.0 SUBDIVISION RULES FOR THE MANAGEMENT AREAS

• LESS SENSITIVE RURAL

E38.3 Restricted Discretionary Activities

E38.3.1 Subdivision complying with the following standards:

1. Each *site* shall have a minimum area of at least 40 ha; and
2. Each *site* shall contain a *building platform* that:
 - a) Complies with the *conditions* for *building platforms* as a *Permitted Activity* (Refer **Rule 6.0**); and
 - b) Can be located so that *buildings* cannot be *seen* from a *viewpoint*; and
 - c) Would not necessitate the *disturbance* of *indigenous vegetation* or that a *land use consent* required for any *disturbance* of *indigenous vegetation* shall have been obtained; and
3. Each *site* shall at the time of subdivision comply with the *conditions* for *hard surface coverage* as a *Permitted Activity* (Refer **Rule 11.0**); and
4. The Standards of **Rule 40.3**.

Council shall restrict its discretion and may impose *conditions* in respect of the following matters:

- The location of *building platforms* away from *viewpoints*;
- Controlling the *disturbance* of *indigenous vegetation*.

E38.4 Discretionary Activities

E38.4.1 Subdivision that does not comply with the standards for *Restricted Discretionary Activities*.

E38.5 Non-Complying Activities

There are no *Non-Complying Activities*.

RD 38 SUBDIVISION IN THE SENSITIVE RURAL MANAGEMENT AREA AS A RESTRICTED DISCRETIONARY ACTIVITY

RD 38.1

Council shall restrict its discretion to the following matters:

- RD 38.1.1 Assessment of risk under section 106 of the *RMA* and in particular any risk to *building platforms* from; geothermal activity, erosion, subsidence, slippage, inundation, seismic activity, or flooding (including from *ephemeral watercourses*).
- RD 38.1.2 Assessment of the location of *building platforms* and access to them:
- (a) To avoid; prominent landforms, skylines, and ridgelines.
 - (b) To meet the requirements of **Policies P2.4.4, P2.5.3 and P2.6.3**.
- RD 38.1.3 Assessment of the naturalness of views obtained from any *viewpoint*.
- RD 38.1.4 Consideration of **Policy P14.2**.
- RD 38.1.5 Assessment of the design of *sites, building platforms* and access to *building platforms* within the subdivision to:
- a) Avoid the *disturbance of indigenous vegetation* without *land use consent*.
 - b) Avoid adverse *effects* on areas of *indigenous vegetation* and habitat of indigenous fauna identified:
 - (i) As *Recommended Areas for Protection (RAPs)* in Beadel SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey; and/or
 - (ii) As *Protected Natural Areas (PNAs)* identified on the Planning Maps and in **Appendix 14 (Volume 2)** of the Lakes A Zone; and/or
 - (iii) As *Wildlife and Wildlife Habitats* in the Bay of Plenty Region

RD 38.2

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

1. Specifying measures to avoid, remedy or mitigate the risk of natural hazards.
2. Specifying the location of *building platforms*:
 - a) Away from prominent landforms, skylines, ridgelines, and *viewpoints*; and
 - b) To meet the requirements of **Policies P2.4.4, P2.5.3 and P2.6.3**.
3. Specifying a subdivision design that accommodates complying *building platforms* and access to them.
4.
 - (a) Specifying the precise location of the *disturbance of indigenous vegetation* and specifying methods, staging, time of day, season and weather *conditions* when *indigenous vegetation disturbance* is to be undertaken.
 - (b) Measures to manage *pest plant* and *pest animals* to avoid the *disturbance* or predation of wildlife or unwanted invasion of *pest plants* within *Protected Natural Areas (PNAs)* and *Recommended Areas for Protection (RAPs)*.
5. Specifying the *land* to be revegetated and how and when this is to be done. This may include requiring a landscape plan specifying *site rehabilitation* and restoration methods, and plant species including protection and/or establishment of ecological corridors.
6. Preference will be given to the use of locally sourced indigenous plants.
7. Specifying a subdivision design that accommodates complying *building platforms* and access to them.

RD 38 SUBDIVISION IN THE SENSITIVE RURAL MANAGEMENT AREA AS A RESTRICTED DISCRETIONARY ACTIVITY

RD 38.1	RD 38.2
<p>(Rasch 1989); and/or</p> <p>(iv) On relevant Wildlife and Wildlife Habitat Schedules included in Environment Bay of Plenty Regional Plans.</p> <p>c) Facilitate protection of <i>indigenous vegetation</i>, habitat of indigenous fauna, including threatened species of indigenous flora and fauna, <i>waterbodies</i>, <i>wetlands</i> and their margins, erosion prone <i>land</i> and <i>ephemeral watercourses</i>.</p> <p>d) Enable re-vegetation and or afforestation of steep <i>land</i> with a preference for <i>indigenous vegetation</i>.</p> <p>e) Avoid adverse <i>effects</i> on any <i>geothermal feature</i> including its associated geothermal vegetation, or feature of scientific importance.</p> <p>RD 38.1.6 Assessment of the design of <i>sites</i>, <i>building platforms</i> and access to <i>building platforms</i> within the subdivision to:</p> <p>a) Protect any heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>, both recorded and unrecorded.</p> <p>Prior to the granting of consent for vegetation <i>disturbance</i> which may adversely affect the historical cultural or spiritual significance of any recorded site or <i>waahi tapu</i>, Council shall require documentation from the applicant that consultation has been entered into with the Tangata Whenua and that necessary authority has been obtained from the Historic Places Trust.</p> <p>b) Limiting <i>earthworks</i> in accordance with Policies P5.3 and P10.1.</p> <p>c) Avoid <i>riparian areas</i> and promotes maintenance of their values as set out in Policy P8.0.</p> <p>d) Manage stormwater as set out in Policy P5.4.</p>	<p>8. Require procedures including an historic heritage site assessment or consultation with the Tangata Whenua where a feature of historical, cultural or spiritual significance has not been previously recorded.</p> <p>9. Specifying the extent and location on <i>site</i> of <i>earthworks</i> associated with the subdivision or future <i>development</i>.</p> <p>10. Specifying the method, staging, time of day, season and weather <i>conditions</i> when <i>earthworks</i> are to be undertaken.</p> <p>11. Specifying retirement and restoration of the shoreline or <i>riparian areas</i>.</p> <p>12. Exclusion of <i>structures</i> or <i>buildings</i> from specified <i>land</i>.</p> <p>13. Specifying the precise location of the construction of <i>roads</i>.</p> <p>14. Construction methods to be used to develop the subdivision and mitigation measures.</p> <p>15. Specifying:</p> <ul style="list-style-type: none"> - a <i>site</i> size that is greater than the minimum <i>site</i> area or average <i>site</i> area, - the shape of a <i>site</i>, - the precise location of any <i>building platform</i>, - minimum floor levels of <i>buildings</i>, - the area of <i>hard surface</i>, - <i>buffer</i> requirements from adjoining <i>sites</i>. <p>16. Specifying any matter to be addressed under Rule 40.0 and including:</p> <ul style="list-style-type: none"> - supply of <i>water</i>, - connection to services, - design of any reticulated systems, - the alignment and position of roadways and accessways, - the design and standards of any roading, access, pedestrian or cycleway,

RD 38 SUBDIVISION IN THE SENSITIVE RURAL MANAGEMENT AREA AS A RESTRICTED DISCRETIONARY ACTIVITY

RD 38.1	RD 38.2
<p>e) Avoid the placement of <i>structures, buildings</i>, and accessways on <i>land</i> over 15° or in <i>ephemeral watercourses</i>.</p> <p>f) Avoid or remediate polluted soils.</p> <p>g) Maximise solar access to existing and proposed <i>buildings</i>.</p> <p>h) An assessment of the extent to which the subdivision increases the requirements for access and roading.</p> <p>i) An assessment of the extent to which there are adverse <i>effects</i> on existing traffic levels, the roading network, access and stormwater management.</p> <p>j) Accommodate parking and <i>manoeuvring</i> areas on-site.</p> <p>k) Facilitates cycleway and pedestrian facilities.</p> <p>RD 38.1.7 General requirements in meeting the above.</p> <p>RD 38.1.8 The matters set out in the General Subdivision in Rule 40.0.</p> <p>RD 38.1.9 The provision of reserves and open space areas.</p> <p>RD 38.1.10 Compliance.</p>	<p>- storm disposal measures or off-set works such as re-vegetation.</p> <p>17. Requiring the creation of <i>esplanade reserves</i> or <i>esplanade strips</i> or <i>Access Strips</i>.</p> <p>18. Specifying reserve requirements or financial contributions for heritage or reserve purposes under Rule 1.1 of the Lakes A Zone.</p> <p>19. The imposition of a bond to ensure satisfaction of <i>conditions</i> of consent.</p> <p>20. The imposition of a charge to cover monitoring costs.</p> <p>21. Requiring the completion of any works or compliance with any <i>condition</i> relating to a <i>land</i> use consent (e.g. for <i>earthworks</i>, vegetation <i>disturbance</i>, etc) prior to the issue of a certificate under section 224(c) of the <i>RMA</i>.</p> <p>22. Requiring a consent notice or covenant to ensure on-going compliance with any <i>condition</i> of consent.</p>

RD 38 SUBDIVISION IN THE SENSITIVE RURAL MANAGEMENT AREA AS A RESTRICTED DISCRETIONARY ACTIVITY

Explanation and Principal Reasons

The process of subdivision and the creation of additional *land* titles can have *effects* on the *land* in terms of establishing boundaries, and in the longer term housing and further capital investment. The ease by which landowners can carry out *developments* in ways that protect natural character and landscapes is strongly affected by the design of *sites* at the time of subdivision.

In essence, the subdivision rules require the design of new *sites* to be such that subsequent *development* can be carried out in ways that promote the objectives of the Lakes A Zone. All subdivisions therefore must ensure that future built *development* is able to comply with the *Permitted Activity* Rules for *building platforms* and *buildings* for the Lakes A Zone. The *building platform* rules in turn require the key matters of *indigenous vegetation disturbance* and *earthworks* to be addressed. The requirements of this *Plan* are more stringent in the Sensitive Landscape Policy area than for the Less Sensitive Landscape Policy area. Minimum lot sizes have been set as a reflection of the potential housing density relative to the degree of natural character present.

39.0 SUBDIVISION RULES FOR ROADS, PRIVATE ROADS AND PRIVATE WAYS, RESERVES, UTILITY SERVICES AND BOUNDARY ADJUSTMENTS		
MANAGEMENT AREA	39.1 PERMITTED ACTIVITIES	39.2 to 39.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS	<p>39.1.1 Subdivision is not a <i>Permitted Activity</i>.</p>	<p>39.2 Controlled Activities There are no <i>Controlled Activities</i>.</p> <p>39.3 Restricted Discretionary Activities Notwithstanding any other subdivision rule:</p> <p>39.3.1 Subdivision for Roads Subdivision to create <i>sites</i> for <i>roads</i> complying with the following standards:</p> <ol style="list-style-type: none"> 1. The <i>hard surface coverage</i> shall comply with the <i>Permitted Activity conditions</i> for <i>roads</i>; and 2. The matters specified in Appendix 2.0 of Volume 2 of the Lakes A Zone. <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"> • Vesting of the <i>land</i> in the appropriate Rooding Authority. • The standard of formation in relation to the function of the <i>road</i> and traffic characteristics in accordance with the standards specified in Appendix 2.0 of Volume 2 of the Lakes A Zone. <p>39.3.2 Subdivisions for Private Roads and Private Ways Subdivision to create <i>sites</i> for <i>private roads</i> and <i>private ways</i> complying with the following standard:</p>

39.0 SUBDIVISION RULES FOR ROADS, PRIVATE ROADS AND PRIVATE WAYS, RESERVES, UTILITY SERVICES AND BOUNDARY ADJUSTMENTS		
MANAGEMENT AREA	39.1 PERMITTED ACTIVITIES	39.2 to 39.5 OTHER ACTIVITIES
		<p>1. The matters specified in Appendix 10.0 of Volume 2 of the Lakes A Zone.</p> <p>Council shall restrict its discretion and may impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • The standard of formation in relation to the function of the <i>private road</i> and <i>private ways</i> in accordance with the standards specified in Appendix 10.0 of Volume 2 of the Lakes A Zone. <p>39.3.3 Subdivision for Reserves</p> <p>Subdivision to create <i>sites</i> for reserves complying with the following standard:</p> <p>1. No <i>buildings</i> shall be erected.</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"> • Nominating the purpose of the reserve. • Vesting of the reserve in the appropriate management authority. <p>39.3.4 Subdivision for Boundary Adjustments</p> <p>Boundary Adjustments between existing <i>sites</i> complying with the following standards:</p> <p>1. The <i>sites</i> shall be abutting; and</p> <p>2. There shall be no additional Certificates of Title</p>

39.0 SUBDIVISION RULES FOR ROADS, PRIVATE ROADS AND PRIVATE WAYS, RESERVES, UTILITY SERVICES AND BOUNDARY ADJUSTMENTS		
MANAGEMENT AREA	39.1 PERMITTED ACTIVITIES	39.2 to 39.5 OTHER ACTIVITIES
		<p>created before and after the subdivision; and</p> <ol style="list-style-type: none"> 3. Any <i>site</i> created shall comply with the standards for the relevant Management Area or the degree of non-compliance with those standards shall not be increased before and after the subdivision; and 4. Each <i>site</i> created after the boundary adjustment shall be able to meet the <i>conditions</i> for <i>building platforms</i> as <i>Permitted Activities</i> (refer Rule 6.0); and 5. Each <i>site</i> created after the boundary adjustment shall be able to meet the <i>site coverage</i> requirements for the relevant management area (refer Rule 17.0) or the degree of non-compliance with those rules shall not be increased; and 6. The Standards of Rule 40.3. But not where existing <i>sites</i> have been created through the following circumstances: <ol style="list-style-type: none"> a) The stopping or closing of a <i>road</i>; and b) The creation of a separate certificate of title under the Public Works Act 1981, or under the Local Government Act 1974, or by way of survey office plan, or under any previous enactment for <i>land</i> severance purposes and where such <i>sites</i> have an area of less than 5 ha and are not being used for a public work or

39.0 SUBDIVISION RULES FOR ROADS, PRIVATE ROADS AND PRIVATE WAYS, RESERVES, UTILITY SERVICES AND BOUNDARY ADJUSTMENTS		
MANAGEMENT AREA	39.1 PERMITTED ACTIVITIES	39.2 to 39.5 OTHER ACTIVITIES
		<p><i>network utility</i>; and</p> <p>c) Where there is no <i>building platform</i> that could comply with the <i>conditions</i> for <i>building platforms</i> as a <i>Permitted Activity</i> (Refer Rule 6.0).</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"> • Limits on the area of <i>land</i> involved in the boundary adjustment to ensure: <ul style="list-style-type: none"> - Boundaries are in practical locations. - <i>Site coverage</i> requirements can be met. - The degree of non-compliance is not increased. • Complying <i>building platforms</i> ensured and where necessary nominated. <p>39.3.5 Subdivision for Network Utilities</p> <p>Subdivision to create <i>sites</i> for <i>network utilities</i> complying with the following standards:</p> <ol style="list-style-type: none"> 1. Each <i>site</i> shall contain a <i>building platform</i> that: <ol style="list-style-type: none"> a) Complies with the <i>conditions</i> for <i>building platforms</i> as a <i>Permitted Activity</i> (refer Rule 6.0); and

39.0 SUBDIVISION RULES FOR ROADS, PRIVATE ROADS AND PRIVATE WAYS, RESERVES, UTILITY SERVICES AND BOUNDARY ADJUSTMENTS		
MANAGEMENT AREA	39.1 PERMITTED ACTIVITIES	39.2 to 39.5 OTHER ACTIVITIES
		<p>b) Can be located so that <i>buildings</i> cannot be <i>seen</i> from a <i>viewpoint</i>; and</p> <p>c) Would not necessitate the <i>disturbance</i> of <i>indigenous vegetation</i> or that a <i>land</i> use consent required for any <i>disturbance</i> of <i>indigenous vegetation</i> shall have been obtained.</p> <p>2. The General Subdivision Standards in Rule 40.3.1 (1-6).</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 size and shape of the <i>site</i>. • The location of <i>building platforms</i> away from skylines, ridgelines and <i>viewpoints</i>. • The size and placement of <i>buildings</i>. • Controlling the <i>disturbance</i> of <i>indigenous vegetation</i>. • Controlling <i>earthworks</i>. • Where required for a particular <i>network utility</i>, the provision of any relevant services as listed in the General Subdivision Standards in Rule 40.3.1(1-12).

39.0 SUBDIVISION RULES FOR ROADS, PRIVATE ROADS AND PRIVATE WAYS, RESERVES, UTILITY SERVICES AND BOUNDARY ADJUSTMENTS		
MANAGEMENT AREA	39.1 PERMITTED ACTIVITIES	39.2 to 39.5 OTHER ACTIVITIES
		<p>39.4 Discretionary Activities</p> <p>39.4.1 Subdivision to create <i>sites</i> for roads, private roads and private ways, network utilities or reserves that do not comply with the standards for <i>Restricted Discretionary Activities</i>.</p> <p>39.5 Non-Complying Activities</p> <p>39.5.1 Subdivision for Boundary Adjustments that does not comply with the standards for <i>Restricted Discretionary Activities</i>.</p>
Explanation and Principal Reasons		
<p>Council will consider subdivision proposals where minor changes are to be made to the boundaries of <i>land</i> held in existing certificates of title. In such situations it is to be demonstrated that levels of non-compliance with the <i>development</i> rules of this <i>Plan</i> can be met. In this way the integrity of objectives and policies of this <i>Plan</i> is upheld.</p> <p>Subdivision for <i>roads</i> and reserves is largely a procedural matter to provide for public facilities. Similarly, <i>Development</i> rules are to be complied with.</p>		

40.0 GENERAL SUBDIVISION STANDARDS	
MANAGEMENT AREA	40.3 to 40.5 SUBDIVISION ACTIVITIES¹
ALL MANAGEMENT AREAS	<p>40.3 General Standards for Subdivision as Restricted Discretionary or Discretionary Activities</p> <p>40.3.1 In addition to preceding subdivision rules the following standards and terms shall apply to all subdivisions in all Management Areas in the Lakes A Zone.</p> <p>Standards applicable to all subdivision:</p> <ol style="list-style-type: none"> 1. On-site Access It shall be demonstrated that access can be provided to <i>land</i> within any nominated <i>building platform</i> clear of: <ol style="list-style-type: none"> a) Any <i>riparian area</i>. b) Any <i>ephemeral watercourse</i>. c) Any <i>land</i> within the 2% <i>AEP Lake Flood Level</i>. d) Any <i>land</i> with <i>slopes</i> exceeding 24°. 2. Site Boundaries The boundaries of any <i>site</i> shall follow landform features to enable practical <i>land</i> management. 3. Management Area Boundaries The boundary of any <i>site</i> forming the boundary between a Settlement Management Area and any Sensitive Rural Management Area shall be placed so as to allow reasonable vehicular access along the base or top of any hill face steeper than 15° in the non-settlement area, unless the hill face is, or is to be, a reserve. 4. Earthworks Any <i>land</i> use consent required for any <i>earthworks</i> to be carried out as part of the subdivision shall have been obtained. In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matters: <ul style="list-style-type: none"> • Location and size of <i>building platforms</i>. • Location of <i>site</i> boundaries. • The location <i>on-site</i>, the extent, staging, time of day, season and weather <i>conditions</i> under which <i>earthworks</i> can be undertaken. 5. Bond A bond may be imposed to ensure satisfaction of any <i>condition(s)</i> of consent.

¹ Subdivision is not a Permitted or *Controlled Activity*.

40.0		GENERAL SUBDIVISION STANDARDS	
MANAGEMENT AREA	40.3 to 40.5 SUBDIVISION ACTIVITIES¹		
	<p>6. Monitoring</p> <p><i>Conditions</i> may be imposed to:</p> <ol style="list-style-type: none"> a) Monitor the performance of any <i>condition</i> of consent; or b) To impose a specific charge to cover monitoring costs. <p>7. Sewage Disposal</p> <p>For each <i>site</i> containing a <i>building platform</i>; either:</p> <ol style="list-style-type: none"> a) It shall be demonstrated that each <i>site</i> is capable of supporting an on-<i>site</i> effluent disposal system that meets the sewage disposal <i>Permitted Activity conditions</i> for such systems; or b) Each <i>site</i> shall be provided with a connection to an operational private or public community sewage disposal system that meets the sewage disposal <i>Permitted Activity conditions</i> for such systems; and <p>In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • The Matters set out in Rule 36.1.1.2. <p>8. Water Supply</p> <p>For each <i>site</i> containing a <i>building platform</i>; either</p> <ol style="list-style-type: none"> a) It shall be demonstrated that each <i>site</i> has available a potable <i>water</i> supply from a nominated source; and b) Where the nominated supply is an operational private or public <i>community water supply</i> system, and that system complies with the <i>conditions</i> for a <i>Permitted Activity</i>, there shall be a connection to the system provided at the boundary of each <i>site</i>. <p>In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • The Matters set out in Rules 34.1.1 and 34.1.2. <p>9. Stormwater</p> <p>The design of the subdivision shall make provision for the anticipated requirements for the collection and disposal of stormwater for each <i>site</i>, and access to it, to accommodate any <i>building</i> or <i>hard surface</i> that would be permitted.</p> <p>In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matter:</p>		

40.0**GENERAL SUBDIVISION STANDARDS****MANAGEMENT
AREA****40.3 to 40.5 SUBDIVISION ACTIVITIES¹**

- The Matters set out in **Rule 35.1.1**.

10. Access and Vehicle Crossings

Each *site* shall be provided with **access** to a *road* or *private road* or *private way*.

Where the location of an access is either confined by *site* boundaries or limited for traffic safety reasons, a **vehicle crossing** shall be provided in accordance with the *Permitted Activity* rules for *vehicle* crossings.

In the case of *Restricted Discretionary Activities*, Council shall restrict its discretion and impose *conditions* in respect of the following matter:

- The Matters set out in **Rule 31.1**.

11. Private Roads and Private Ways

Any *private road* or *private way* shall be provided in accordance with the relevant rules for *Private Roads* and *Private Ways*.

In the case of *Restricted Discretionary Activities*, Council shall restrict its discretion and impose *conditions* in respect of the following matter:

- The Matters set out in **Appendix 10.0** of **Volume 2** of the Lakes A Zone.

12. Roads

Any *road* shall be provided in accordance with the relevant rules for *roads* and shall be provided with a street naming *sign*.

In the case of *Restricted Discretionary Activities*, Council shall restrict its discretion and impose *conditions* in respect of the following matter:

- The Matters set out in **Rule 33.1.1** and **Appendix 2.0** of **Volume 2** of the Lakes A Zone.

13. Esplanade reserves

- a) Where an *esplanade reserve* or *strip* is to be taken adjacent to a *lake* with a controlled level, the esplanade instrument shall be measured from the edge of the *water* when the *lake* is at its maximum permitted operating level. It shall not be assumed that *lakes* are level (flat), and the actual edge of the *water* when the *lake* is at its maximum operating level shall be determined by survey.

Note: The maximum operating level (Moturiki Datum) of Lake Okareka at its outlet (set in the year 2000) is 353.90 metres.

- b) On the creation of *sites* **under 4 ha** adjoining:

- *Lakes* over 8 ha; or

40.0		GENERAL SUBDIVISION STANDARDS	
MANAGEMENT AREA	40.3 to 40.5	SUBDIVISION ACTIVITIES¹	
		<ul style="list-style-type: none"> • <i>Rivers</i> over 3 metres within or adjacent to the Tarawera and Okareka Settlement or Bush Settlement Areas; or • The Wairoa River where it is over 3 metres wide: 20 metre <i>esplanade reserves</i> shall be required on all margins. Any <i>esplanade strip</i> already present may be converted to an <i>esplanade reserve</i> in conformity with this rule. <p>In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • Where an <i>esplanade reserve</i> is required that exceeds 20 metres, regard shall be had to Policy P15.2 and matters relating to compensation. 	
		<p>c) On the creation of <i>sites</i> under 4 ha adjoining rivers over 3 metres wide, except as identified in Rule 40.3.1.13(b), <i>esplanade strips</i> not less than 5 metres wide shall be created on both sides. Where an <i>esplanade reserve strip</i> exceeds 5 metres, the widths shall be determined by:</p> <ul style="list-style-type: none"> • Natural Processes • Existing <i>indigenous vegetation</i> • Topography • Buffering function • Practicality • Access requirements • Indigenous fauna present <p>In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • Where an <i>esplanade reserve</i> is required that exceeds 20 metres, regard shall be had to Policy P15.2 and matters relating to compensation. 	
		<p>d) On the creation of <i>sites</i> under 4 ha adjoining permanently flowing rivers less than 3 metres wide within the Tarawera and Okareka Settlement and Bush Settlement Areas, reserves of not less than 5 metres wide shall be created on both sides. Where a reserve exceeds 5 metres, the widths shall be determined by:</p> <ul style="list-style-type: none"> • Natural Processes • Existing <i>indigenous vegetation</i> 	

40.0 GENERAL SUBDIVISION STANDARDS	
MANAGEMENT AREA	40.3 to 40.5 SUBDIVISION ACTIVITIES¹
	<ul style="list-style-type: none"> • Topography • Buffering function • Practicality • Access requirements • Indigenous fauna present <p>In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • Where an <i>esplanade reserve</i> is required that exceeds 20 metres, regard shall be had to Policy P15.2 and matters relating to compensation. <p>14. Land Improvement Agreements</p> <p>e) Where a <i>LIA</i> (Land Improvement Agreement) already exists in situations identified in Rule 40.3.1.13(b), <i>esplanade reserves</i> will be required in accordance with that rule; and</p> <ul style="list-style-type: none"> • Where the area retired under the <i>LIA</i> (Land Improvement Agreement) is less than 20 metres wide the <i>esplanade reserve</i> required will be 20 metres; • Where the area retired is more than 20 metres wide the <i>esplanade reserve</i> will: <ul style="list-style-type: none"> - Have a similar width unless there are exceptional circumstances, but may exclude areas identified within the <i>LIA</i> (Land Improvement Agreement) as being available for productive uses; or - Be 20 metres wide with the balance protected by an alternative protective instrument. <p>In the case of <i>Restricted Discretionary Activities</i>, Council shall restrict its discretion and impose <i>conditions</i> in respect of the following matter:</p> <ul style="list-style-type: none"> • Where an <i>esplanade reserve</i> is required that exceeds 20 metres, regard shall be had to Policy P15.2 and matters relating to compensation. <p>40.4 Discretionary Activities</p> <p>40.4.1 Subdivision that does not comply with the General Standards for Subdivision 2, 7, 8, 9, 10, 11, 12 and 14 as <i>Restricted Discretionary Activities</i>.</p> <p>40.5 Non-Complying Activities</p> <p>Subdivision that does not comply with the General Standards for Subdivision 1, 3, 4 and 13 as <i>Restricted Discretionary Activities</i>.</p>

40.0**GENERAL SUBDIVISION STANDARDS****Explanation and Principal Reasons**

As subdivision is usually the forerunner to development Council requires, at the time of planning the location of titles, proof that the proposed *sites* can be serviced with sewage disposal, *water* supply, stormwater management, safe and effective *road* access, and with the provision of reserves where relevant. In addition, within the Lakes A Zone the creation of titles must be in a manner that maintains and enhances the natural character. Therefore at the subdivision stage the degree of *indigenous vegetation disturbance* and *earthworks*, stormwater management and location of *building platforms* shall be itemised for Council consideration.

41.0 CONSULTATION WITH THE TANGATA WHENUA		
MANAGEMENT AREA	41.1 PERMITTED ACTIVITIES	41.2 to 41.5 OTHER ACTIVITIES
ALL MANAGEMENT AREAS		<p>41.2 General Standards for <i>Land Use and Subdivision as a Controlled or Restricted discretionary activity</i></p> <p>41.2.1 In addition to all preceding rules, the following standards and terms shall apply to all <i>Controlled</i> and <i>Restricted Discretionary Activity</i> applications and applies in All Management Areas within the Lakes A Zone.</p> <p>Standards applicable to all <i>Controlled</i> and <i>Restricted Discretionary Activities</i>.</p> <ol style="list-style-type: none"> 1. At the time of lodgement of any application for Resource Consent, the application shall be referred to nominated Tangata Whenua representative of the hapu holding Mana Whenua status for the <i>site</i> that is the subject of the application. <p>41.3 General Standards for <i>Land Use and Subdivision as a Discretionary or Non-Complying Activity</i></p> <p>41.3.1 In addition to all preceding rules, the following standards and terms shall apply to all Resource Consent applications, and applies in All Management Areas within the Lakes A Zone.</p> <p>Standards applicable to all Discretionary and <i>Non-Complying Activities</i>.</p> <ol style="list-style-type: none"> 1. Prior to the lodgement of any application for Resource Consent, consultation shall be required with nominated Tangata Whenua representatives of the hapu holding Mana Whenua status for the <i>site</i> that is the subject of the application.

42.0			SCHEDULES		
MANAGEMENT AREA	42.1 PERMITTED ACTIVITIES	42.2 to 42.5 OTHER ACTIVITIES			
<ul style="list-style-type: none"> • SETTLEMENT <p>A42.0 SCHEDULE 1</p> <p>LOT 2 DPS 12358 RONALD ROAD</p> <p>Anticipated Environmental Results</p> <ol style="list-style-type: none"> 1 Operation and maintenance of existing tourist lodge. 2 Maintenance and enhancement of the character and amenity of the surrounding settlement. 3 Protection and enhancement of the natural values associated with Lake Tarawera and its margins. 4 Minor changes of scale and intensity of activity on the site. 5 Minor adverse effects on the environment. 	<p>A42.1.1 There are no <i>Permitted Activities</i>.</p>	<p>A42.2 Controlled Activities</p> <p>A42.2.1 The following <i>buildings</i> and activities are <i>Controlled Activities</i>:</p> <ol style="list-style-type: none"> 1 A maximum of eleven guest bedrooms, including occasional use of the manager's accommodation for guest accommodation; 2 Manager's accommodation; 3 Communal dining and living facilities; 4 <i>Buildings</i> and activities accessory to the foregoing <i>Controlled Activities</i>; <p>and complying with the following standards:</p> <p><i>Buffers</i>: 2.5 metres. <i>Height</i>: 7.5 metres. <i>Site coverage</i> not exceeding 25%. <i>Hard surfaces</i> not exceeding 15%. <i>Parking and manoeuvring</i> in accordance with the provisions of Appendix F that is part of Rule 1.1 of the Lakes A Zone (the full text version). Noise in accordance with the provisions of Appendix 5 of Volume 2 of the Lakes A Zone.</p> <p>Council shall reserve its control to the following matters:</p> <ol style="list-style-type: none"> 1. Anticipated Environmental Results of this Schedule. 2. Design and external appearance of <i>buildings</i> and <i>structures</i>. 3. Landscape design and <i>site</i> layout. 4. Location and design of vehicular and pedestrian access to and from the <i>site</i>. 5. Parking and <i>manoeuvring</i>. 6. Management of noise. 7. Management of <i>earthworks</i>. 			

42.0			SCHEDULES		
MANAGEMENT AREA	42.1 PERMITTED ACTIVITIES	42.2 to 42.5 OTHER ACTIVITIES			
		<p>8. Natural hazards.</p> <p>Council may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • The Anticipated Environmental Results of this Schedule. • Requiring <i>buildings</i> and <i>structures</i> to be of a similar or complementary design and appearance to existing <i>buildings</i> and <i>structures</i> on the same <i>site</i>. • Requiring <i>buffers</i> in the form of yards, screening and landscaping or a combination of these. • Specifying <i>site</i> layout of <i>buildings</i>, parking and vehicular circulation areas. • Requiring the activity to be located, where practicable, away from abutting or adjoining activities so as to protect the privacy of those activities. • Requiring additional parking where the activity is likely to generate a need for parking beyond the requirements of Appendix F that is part of Rule 1.1 of the Lakes A Zone (the full text version). • Specifying where on-<i>site</i> parking and <i>manoeuvring</i> areas are to be located and to require screening, fencing or landscaping to avoid adverse visual <i>effects</i> on neighbouring properties. • Noise controls and hours of operation. • Specifying soil retention or removal or landfilling methods. • Controlling the <i>effects</i> of activities in order to avoid or mitigate natural hazards. <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>			

42.0			SCHEDULES		
MANAGEMENT AREA	42.1 PERMITTED ACTIVITIES	42.2 to 42.5 OTHER ACTIVITIES			
		<p>A42.3 Restricted Discretionary Activities There are no <i>Restricted Discretionary Activities</i>.</p> <p>A42.4 Discretionary Activities A42.4.1 Any <i>building</i> or activity that is not a <i>Controlled Activity</i>.</p> <p>A42.5 Non-Complying Activities There are no <i>Non-Complying Activities</i>.</p>			
<ul style="list-style-type: none"> • BUSH SETTLEMENT <p>B42.0 SCHEDULE 2 LOTS 3, 4 AND 5 DPS 21504 (343-347 SPENCER ROAD)</p> <p>LIMITED LAKESIDE RESIDENTIAL DEVELOPMENT</p> <p>Anticipated Environmental Results</p> <ol style="list-style-type: none"> 1 Promotion of the protection of the margins of Lake Tarawera. 2 Preservation of features of natural, landscape and cultural heritage values. 3 Recognition that these sites are committed to residential activities and 	<p>B42.1.1 On each Scheduled <i>site</i> one <i>house</i> including all <i>buildings</i> and activities accessory to it and complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1 <i>Buffers</i>: 5 metres provided that there shall be a minimum distance of 10 metres between two <i>houses</i> on the same <i>site</i> to enable subdivision; 2 <i>Height</i>: 7.5metres; 3 Total <i>site</i> coverage of the <i>house</i> and all <i>buildings</i> accessory to it – 400m²; 4 Hard surfaces not exceeding 8%; 5 Parking and <i>manoeuvring</i> in accordance with the provisions of Appendix F; that is part of Rule 1.1 of the Lakes A Zone (full text version); 6 Noise in accordance with the provisions of Appendix 5 of Volume 2 of the Lakes A Zone; 7 Reflectivity values of 0-37%; 8 <i>Traffic generation</i> in accordance with Rule 29.0; 9 For the purpose of this Schedule, the existence or provision of more than one kitchen in a house shall not constitute a separate <i>house</i>. 	<p>B42.2 Controlled Activities</p> <p>B42.2.1 On each Scheduled <i>site</i> one additional <i>house</i> including all <i>buildings</i> and activities accessory to it, and complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1 <i>Buffers</i>: 5 metres provided that there shall be a minimum distance of 10 metres between two <i>houses</i> on the same <i>site</i> to enable subdivision; 2 <i>Height</i>: 7.5 metres; 3 Total <i>site</i> coverage of the <i>house</i> and all <i>buildings</i> accessory to it - 400m²; 4 <i>Hard surfaces</i> not exceeding 8%; 5 Parking and <i>manoeuvring</i> in accordance with the provisions of Appendix F that is part of Rule 1.1 of the Lakes A Zone (full text version); 6 Noise in accordance with the provisions of Appendix 5 of Volume 2 of the Lakes A Zone; 7 Reflectivity values of 0-37%; 8 <i>Gin</i> accordance with Rule 29.0; 9 For the purpose of this Schedule, the existence or provision of more than one kitchen in a <i>house</i> shall not constitute a separate <i>house</i>. 			

42.0			SCHEDULES		
MANAGEMENT AREA	42.1 PERMITTED ACTIVITIES	42.2 to 42.5 OTHER ACTIVITIES			
that agricultural activities are not appropriate.		<p>Council shall reserve its control to the following matters:</p> <ol style="list-style-type: none"> 1. Anticipated Environmental Results of this Schedule. 2. Landscape design and <i>site</i> layout. 3. Management of <i>earthworks</i>. 4. Natural hazards. 5. Vegetation <i>disturbance</i>. <p>Council may impose <i>conditions</i> in respect of the following matters:</p> <ul style="list-style-type: none"> • The Anticipated Environment Results of this Schedule. • Requiring <i>separation distances from existing buildings</i> in the form of yards, screening and landscaping or a combination of these. • Specifying limits to the <i>disturbance</i> of vegetation to that required to accommodate the surface area and to ensure adequate daylighting including specifying tree species to replace vegetation that was removed. • The protection of areas of <i>indigenous vegetation</i> and features of natural and cultural heritage by way of covenants or other appropriate methods. • Specifying where <i>on-site</i> parking and <i>manoeuvring</i> areas are to be located and to require screening, fencing or landscaping to avoid adverse visual <i>effects</i> on neighbouring properties. • Specifying soil retention or removal or landfilling methods. 			

42.0			SCHEDULES		
MANAGEMENT AREA	42.1 PERMITTED ACTIVITIES	42.2 to 42.5 OTHER ACTIVITIES			
		<ul style="list-style-type: none"> • Controlling the <i>effects</i> of activities in order to avoid or mitigate natural hazards. • Requiring compliance with Environment BOP's On-Site Effluent Treatment Regional Plan. <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>B42.3 Restricted Discretionary Activities</p> <p style="padding-left: 20px;">There are no <i>Restricted Discretionary Activities</i>.</p> <p>B42.4 Discretionary Activities</p> <p>B42.4.1 Any <i>building</i> or activity that is not a <i>Permitted</i> or <i>Controlled Activity</i>.</p> <p>B42.4.2 Subdivision of <i>sites</i> for <i>houses</i> listed as <i>Permitted</i> or <i>Controlled Activities</i> complying with the following standards:</p> <ol style="list-style-type: none"> 1. Each <i>site</i> shall have a minimum <i>site</i> area of at least 2,000m² and an average <i>site</i> area of at least 4,000m²; and 2. The boundaries shall be located so that the <i>buffers</i> are complied with; and 3. The standards of Rule 40.3. <p>B42.5 Non-Complying Activities</p> <p>B42.5.1 Subdivision that does not comply with the <i>Discretionary Activity</i> status.</p> <p>B42.5.2 <i>Houses</i> and <i>buildings</i> and activities accessory to it that are not <i>Permitted</i> or <i>Controlled Activities</i>.</p>			

43.0 TANGATA WHENUA STRUCTURE PLANS		
MANAGEMENT AREA	43.1 PERMITTED ACTIVITIES	43.2 to 43.5 OTHER ACTIVITIES
<p>A:-</p> <ul style="list-style-type: none"> • SENSITIVE RURAL • APPROVED STRUCTURE PLAN FOR SITE 13, LOT 3 DPS 19146 	<p>A43.1.1 <i>Buildings</i> that are used for <i>marae</i> purposes and ten (10) kaumatua flats and complying with the following <i>conditions</i>:</p> <p>(a) <i>Site coverage</i> of <i>buildings</i> that does not exceed 1650m²; and</p> <p>(b) Location of <i>buildings</i> on <i>site</i> – location of <i>buildings</i> on <i>site</i> in accordance with an Approved Structure Plan (refer Planning Map 4 – Tangata Whenua Structure Plan Site 13); and</p> <p>(c) Links to Other Rules - Compliance with activity, <i>building</i> design, <i>effects</i>, infrastructure and utility services and subdivision rules as indicated in the Tangata Whenua Structure Plan Rule Table TW43.1.1 for Site 13, Lot 3 DPS 19146.</p>	<p>A43.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>A43.3 Restricted Discretionary Activities</p> <p>A43.3.1 <i>Buildings</i> that are used for <i>marae</i> purposes and/or ten (10) kaumatua flats 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 matters contained in RD43.1 and RD43.2.</p> <p>A43.4 Discretionary Activities</p> <p>There are no <i>Discretionary Activities</i>.</p> <p>A43.5 Non-Complying Activities</p> <p>A43.5.1 <i>Buildings</i> used for purposes that are not listed as <i>Permitted</i> or <i>Restricted Discretionary Activities</i>.</p>
<p>B:-</p> <ul style="list-style-type: none"> • SENSITIVE RURAL • STRUCTURE PLAN FOR SITE 20, ROTOMAHANA PAREKARANGI 6J3B4 	<p>B43.1.1 <i>Buildings</i> that are used for <i>tourist accommodation</i> as defined in Section 10 of this <i>Plan</i> and papakainga complying with the following <i>conditions</i>:</p> <p>(a) <i>Site coverage</i> of <i>buildings</i> that does not exceed 2700m²; and</p> <p>(b) Location of <i>buildings</i> on <i>site</i> – location of <i>buildings</i> on <i>site</i> in accordance with an Approved Structure Plan (refer Planning Map 5 – Tangata Whenua Structure Plan Site 20); and</p> <p>(c) Links to Other Rules - Compliance with activity, <i>building</i> design, <i>effects</i>, infrastructure and utility services and subdivision rules as indicated in Tangata Whenua Structure Plan</p>	<p>B43.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>B43.3 Restricted Discretionary Activities</p> <p>B43.3.1 <i>Buildings</i> that are used for <i>tourist accommodation</i> as defined in Section 10 of this <i>Plan</i> and papakainga 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 matters contained in RD43.1 and RD43.2.</p> <p>B43.4 Discretionary Activities</p> <p>There are no <i>Discretionary Activities</i>.</p>

43.0 TANGATA WHENUA STRUCTURE PLANS		
MANAGEMENT AREA	43.1 PERMITTED ACTIVITIES	43.2 to 43.5 OTHER ACTIVITIES
	Rule Table TW43.1.2 for Site 20, Rotomahana Parekarangi 6J3B4.	<p>B43.5 Non-Complying Activities</p> <p>B43.5.1 <i>Buildings</i> used for purposes that are not listed as Permitted or Restricted <i>Discretionary Activities</i>.</p>
<p>C:-</p> <ul style="list-style-type: none"> • SENSITIVE RURAL • STRUCTURE PLANS FOR SITES 8, 29, 30, 31 & 45 	<p>C43.1.1 There are no <i>Permitted Activities</i>.</p>	<p>C43.2.1 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>C43.3.1 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>C43.4.1 Discretionary Activities</p> <p>C43.4.1.1 Applications for a Structure Plan for papakainga, tourist activities, <i>tourist accommodation</i> and <i>marae</i> on sites 8, 29, 30, 31 and 45 identified on the Tangata Whenua Master Structure Plan.</p> <p>C43.5.1 Non-Complying Activities</p> <p>There are no <i>Non-Complying Activities</i>.</p>
<p>C:-</p> <ul style="list-style-type: none"> • SENSITIVE RURAL • APPROVED STRUCTURE PLANS FOR SITES 8, 29, 30, 31 & 45 	<p>C43.1.2 Following the approval of a Structure Plan in accordance with Rule C43.4.1, any activity or <i>building</i> provided for by way of that structure plan and complying with the <i>conditions</i> below is a <i>Permitted Activity</i>:</p> <p>(a) Location of <i>buildings</i> that are in accordance with an Approved Structure Plan;</p> <p>(b) Specific <i>conditions</i> - any specific condition granted by way of a <i>land</i> use consent is deemed to be a condition of an Approved Structure Plan for this <i>site</i>; and</p> <p>(c) Link to Other Rules - subject to paragraph (b)</p>	<p>C43.2.2 Controlled Activities</p> <p>There are no <i>Controlled Activities</i>.</p> <p>C43.3.2 Restricted Discretionary Activities</p> <p>There are no <i>Restricted Discretionary Activities</i>.</p> <p>C43.4.2 Discretionary Activities</p> <p>There are no <i>Discretionary Activities</i></p> <p>C43.5.2 Non-Complying Activities</p> <p>C43.5.2.1 Activities that are not <i>Permitted Activities</i>.</p>

43.0 TANGATA WHENUA STRUCTURE PLANS		
MANAGEMENT AREA	43.1 PERMITTED ACTIVITIES	43.2 to 43.5 OTHER ACTIVITIES
	above, compliance with specified activity, <i>building</i> design, <i>effects</i> , infrastructure and utility services and subdivision rules.	
D:- <ul style="list-style-type: none"> • LESS SENSITIVE RURAL • PROTECTION • SETTLEMENT • BUSH SETTLEMENT 	No <i>Sites</i> for Tangata Whenua Structure Plans have been identified within these Management Areas.	

TW 43.1 TANGATA WHENUA STRUCTURE PLAN RULE TABLE		
Rule	TW43.1.1 (Site 13)	TW43.1.2 (Site 20)
General Rules		
1.0 General Rules	√	√
Activities Rules		
2.0 <i>Indigenous Vegetation Disturbance</i>	S	√
3.0 <i>Exotic Vegetation Disturbance In Riparian Area</i>	√	√
4.0 Special Vegetation <i>Disturbance</i> and Establishment Rules	N/A	N/A
5.0 <i>Earthworks</i>	S	S
6.0 <i>Building Platforms</i>	√	√
7.0 <i>Buildings</i>	√	√
8.0 Second Hand <i>Buildings</i>	√	√
9.0 <i>Structures</i>	√	√
10.0 <i>Lake Structures</i>	√	√
11.0 <i>Hard Surfaces</i>	S	S
12.0 Recreational Opportunities	√	√
13.0 Heritage Features	√	√
14.0 <i>Signs</i>	√	√
15.0 <i>Outdoor Storage</i>	√	√
16.0 <i>Helicopter Landing Areas</i>	√	√
Building Design Rules		
17.0 <i>Site Coverage Of Buildings</i>	S	S
18.0 Intentionally Blank	Intentionally Blank	Intentionally Blank
19.0 <i>Height</i>	S	√
20.0 Solar Access	√	√
21.0 Reflectivity Values	√	√
22.0 <i>Viewpoints</i>	S	√
23.0 Skylines	S	√
24.0 Floor Levels	√	√
25.0 <i>Buffers</i>	√	√
Effects Rules		
26.0 Electromagnetic Radiation	√	√
27.0 Spill Light or Stray Light Emissions	√	√

TW 43.1 TANGATA WHENUA STRUCTURE PLAN RULE TABLE		
Rule	TW43.1.1 (Site 13)	TW43.1.2 (Site 20)
28.0 Noise	√	√
29.0 <i>Traffic Generation</i>	√	√
Infrastructure and Utility Services		
30.0 On-Site Carparking and <i>Manoeuvring</i>	S	S
31.0 <i>Vehicle Crossings</i>	√	√
32.0 <i>Private Roads and Private Ways</i>	N/A	√
33.0 <i>Roads</i>	√	√
34.0 Potable <i>Water Supply</i>	√	√
35.0 Collection and Disposal of Stormwater	√	√
36.0 Sewage Collection and Disposal	√	√
37.0 Electricity and Telecommunication Lines	√	√
Subdivision Rules		
38.0 Subdivision Rules for the Management Areas	D38.3	D.38.3
39.0 Subdivision Rules for <i>Roads, Private Roads and Private Ways, Reserves and Boundary Adjustments</i>	√	√
40.0 General Subdivision Standards	√	√
Consultation Rule		
41.0 Consultation with the Tangata Whenua	√	√
Schedules		
42.0 Schedules	N/A	N/A
Structure Plans		
43.0 Tangata Whenua Structure Plans	√	√

TANGATA WHENUA STRUCTURE PLANS - RESTRICTED DISCRETIONARY ACTIVITY

RD 43.1

Council shall restrict its discretion to the following matters:

Requirements

An application for a Restricted *Discretionary Activity* shall be submitted that provides the following details:

- a) Existing features of the *site* including contour information.
- b) The type and scale of the activities proposed.
- c) The location of each activity.
- d) The composition of any affected vegetation.
- e) Rules that are not complied with.

Assessment Criteria

- RD 43.1.1 Whether the *site coverage* of all *buildings* on the *site* exceeds the *site coverage* specified on an Approved Structure Plan.
- RD 43.1.2 Whether an increased *site coverage* of *buildings* that exceeds that shown on an Approved Structure Plan would adversely affect *indigenous vegetation*, particularly *Recommended Areas for Protection (RAPs)* in Beadle SM, Shaw WB, Nicholls JL: (March 1998): Rotorua Lakes Ecological District Natural Area Survey.
- RD 43.1.3 Whether the location(s) of a *building* or *buildings* vary from the location(s) shown on an Approved Structure Plan.
- RD 43.1.4 Whether a changed location of a *building* or *buildings* from that shown on an Approved Structure Plan would affect *indigenous vegetation*, particularly *Recommended Areas for Protection (RAP)* in Beadle SM, Shaw WB, Nicholls JL: (March 1998): Rotorua Lakes Ecological District Natural Area Survey.
- RD 43.1.5 Whether the *building* or *buildings* at a *site coverage* that exceeds that shown on an Approved Structure Plan would otherwise comply with the activity, *building* design, *effects*, infrastructure and utility services and subdivision rules specific to the Structure Plan Site as contained in **Rule TW43.1**.

RD 43.2

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

1. Specifying the location and extent of the developable areas on *site(s)* and access to them.
2. Specifying the limits to *site coverage* of *buildings* and *hard surfaces*.
3. Specifying the location on *site* where *exotic vegetation* can be disturbed.
4. Specifying the location and *disturbance* of *indigenous vegetation* on *site(s)*. In respect of the location of the *indigenous vegetation* to be disturbed, its quality, age, ecological structure, density and rarity shall be taken into account.
5. Specifying the location of the *earthworks* to avoid prominent and upper *slopes* and ridges and the ability of the *earthworks* to be *seen* from a *lake*, a *viewpoint* or a *public reserve*.
6. Specifying the application of, or exemption from, specific activity, *building* design, *effects*, infrastructure and utility services, or subdivision rules for specific areas of a *site* or activities.
7. Specifying areas of the *site* to be re-vegetated. (Refer to the Lakes A Zone Revegetation Guide.)

TANGATA WHENUA STRUCTURE PLANS - RESTRICTED DISCRETIONARY ACTIVITY

RD 43.1

RD 43.2

RD 43.1.6 Whether the *building* or *buildings* at a location that varies from that shown on an Approved Structure Plan would otherwise comply with the activity, *building* design, *effects*, infrastructure and utility services and subdivision rules specific to the Structure Plan Site as contained in **Rule TW43**.

Explanation and Principal Reasons

Tangata Whenua Structure Plans are to provide specific development opportunities (*marae*, *papakaiinga*, *tourist accommodation* and tourism activities) on *sites* located within the Sensitive Rural Management Area that have been identified on the Tangata Whenua Master Structure Plan. On most of these *sites* development is generally otherwise limited by *indigenous vegetation disturbance* in areas recommended for protection.

It is anticipated that any *development* would be carefully located and be of such scale and design so as to be sympathetic to the natural character and landscape values of the *site* concerned. The *development* opportunities identified would contribute to the economic, cultural and social well being of the Tangata Whenua. Activities that have been identified are housing for hapu members (*papakaiinga*), *marae*, *tourist accommodation* as defined in Part Nineteen of the District *Plan* and tourist activities. Each *site* may be suited to one or more of these activities. Factors that would be taken into account in determining the location, scale and nature of activities on each *site* are set out in the Assessment Criteria 29.0 for Tangata Whenua Structure Plans.

Future Structure Plans may set out the status of activities and any consent process required, state particular standards of the *Plan* that may be applied, and state parts of the *site*, or activities, that may be exempt from particular Rules.