

LAKES A ZONE – BUSH SETTLEMENT MANAGEMENT AREA

Checklist of all District Plan land use activity rules applicable to the Lakes A Zone – Bush Settlement Area



This checklist brings together all of the District Plan rules applicable to land use activities within the Lakes A zone – Bush Settlement Management Area. Its aim is to provide a comprehensive list of the rules in a useful format to assist both those proposing projects involving land use activities and Council staff assessing applications for projects. Working through the checklist will identify:

- rules relevant to a particular project & those that are not applicable,
- the level of information required to be provided in a Project Information Memorandum (PIM) application to ascertain compliance with rules or otherwise
- whether a land use consent is required. If so, the type of consent required.

Please note, in addition to the District Plan rules there are also regional council plans & rules that may apply to your proposal.

The Planning Services team has a Duty Planner service available free of charge to help identify which parts of the District Plan apply to your proposal. For projects within the Lakes A Zone we strongly recommended that you or your consultant make use of this service by making an appointment with the Duty Planner as early as possible during the design of your proposal. Please phone (07) 348 4199 for an appointment. Email enquiries can be sent to planenquiry@rdc.govt.nz.

It is hoped that by identifying relevant rules prior to designing site works and buildings the need for a land use consent may be avoided altogether. Alternatively, if compliance can not be achieved or it is proposed to undertake activities outside of the permitted rules this can be identified early on in the planning process. The type of land use consent required can be ascertained allowing any applicable assessment criteria to be identified, considered at the time of design and addressed in any land use application.

This checklist is not intended to be a substitute for reading the Lakes A part of the District Plan. Please consult Part Twenty of the District Plan for the complete text. Copies of the District Plan are available at the Planning Services Counter, the Rotorua Public Library, or on the Council's website www.rdc.govt.nz under Our Services/ District Plan / Policy / District Plan.

HOW TO USE THIS CHECKLIST:

This checklist can be used EITHER by filling out a hard copy of it or alternatively filling it out electronically.

Copies are available from the Planning Services Office and can be posted to you. Please phone (07) 348 4199 to arrange this. An electronic version is available from the Rotorua District Council's website www.rdc.govt.nz or can be emailed to you if you contact the Planning Services Dept by phoning (07) 348 4199 or by emailing planenquiry@rdc.govt.nz.

The electronic version has field codes through it where comment is required. To turn the field codes on press Alt F9. Press F11 to reach each field code within the checklist.

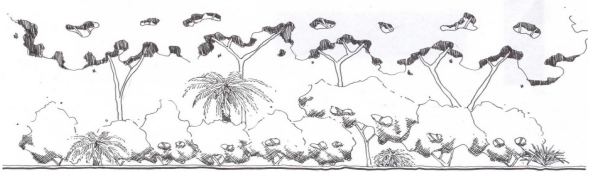
PLEASE NOTE:

1. All words within the rules shown in *italic* are defined in the Definitions section of the Lakes A part of the District Plan (Part Twenty). Those most likely to be related to your project are attached as the last pages to this form. Please consult the definitions as you come across words in *italic* within the checklist.
2. Numbering of the rules within this checklist are the same as that within the full text.
3. Please note that in most cases the land between the private property boundary & the existing road seal is likely to be within the zoned Sensitive Rural Management Area NOT within the Bush Settlement Management Area. Please confirm by checking the Planning Maps. For any work in this area such as improvement to existing access way or new works the Sensitive Rural rules need to be used. This checklist only contains the rules applicable to land zoned Bush Settlement.

APPLICANT’S NAME: _____

PROPERTY ADDRESS: _____

BRIEF DESCRIPTION OF ACTIVITY: _____

Rule	Permitted Activity Rules	Activities requiring Land use consent	Indicate whether the proposed work: <ul style="list-style-type: none"> • complies or will comply with the permitted rule, (demonstrate how in application) • requires land use consent. If so what type? • or alternatively that the rule is not applicable to the activity (N/A), For Council use <ul style="list-style-type: none"> • whether further information is required to determine whether permitted or otherwise
ACTIVITIES RULES			
2.0 Indigenous Vegetation Disturbance	B2.1.1 <i>Indigenous Vegetation Disturbance</i> complying with any of the following conditions: <ol style="list-style-type: none"> 1 It is disturbance of indigenous vegetation where: <ol style="list-style-type: none"> a. it is an indigenous vegetation unit that is less than 250 m2 in area; or b. it is an understorey of indigenous species within an established plantation forest; or c. it is natural regeneration of indigenous vegetation that has established on forest road margins and skid sites within an exotic plantation forest since it was planted, and the disturbance is incidental to the management of the plantation forest; or d. it is an understorey of indigenous vegetation species beneath a closed canopy of naturally established or wilding exotic tree species (refer Diagram below) 	B2.4 Discretionary Activities B2.4.1 Any <i>Indigenous Vegetation Disturbance</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> .	

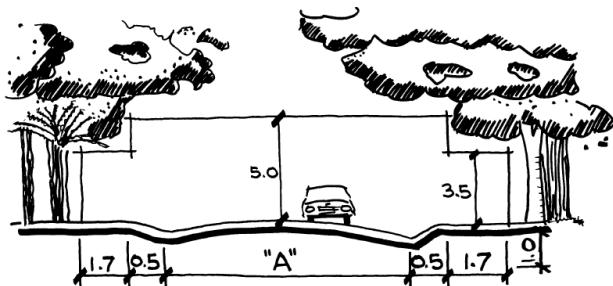
(a cover of indigenous vegetation beneath a scattered cover of exotic tree species is not included – refer to Diagram below);



or

- e. it is an area of indigenous tree species planted and managed as a plantation forest or for other commercial purposes; or
 - f. it is indigenous plantings established for landscaping or amenity purposes; or
 - g. it is rushes in pasture; or
 - h. it is bracken fern (*Pteridium esculentum*) or hard fern (*Paesia scaberula*); or
 - i. it is indigenous vegetation that is less than 2 metres in height that has regenerated naturally following repeated clearance for farming purposes and the clearance is to maintain an existing farming operation, but does not include areas of treefern-dominant indigenous vegetation;
 - provided that the disturbance is located outside a *riparian area*; and is not on a slope that exceeds 25°; or
2. It is disturbance of naturally regenerating indigenous vegetation within 2 metres of a maintained fence; or
 3. It is disturbance of indigenous vegetation within 5 metres of a habitable building; or
 4. It is trimming of indigenous vegetation where the vegetation does or will within two years do any of the following:
 - a) interfere with the operation of existing electricity and telecommunication lines that are permitted activities under **Rules A37.1.1, A37.1.2, B37.1.1 and B37.1.2** or interfere with the safe operation of an existing underground gas pipeline; or
 - b) be within 5 metres vertical height from a carriageway or the shoulder of a public road, private road, private way or an on-site turning area (i.e. overhanging branches); or

c) be within 3.5 metres vertical height above or one (1) metre below the services corridor of a public road (Refer Diagram below); or



Note:

1. 'A' – Existing sealed carriageway width, or where the road is to be widened, in accordance with **Rule 33.1.1**.
 2. All vertical measurements are to be taken from the centreline of the carriageway formation (i.e.: 3.5m and 5.0m), and apply equally to each side of the road.
 3. All measurements are in metres.
 5. It is disturbance of indigenous vegetation that does or will within two years obstruct a view from a viewpoint;
- But not where:
6. It is disturbance of indigenous vegetation associated with a geothermal feature; or
 7. It is disturbance of indigenous vegetation within a RAP or a_PNA; or
 8. It is disturbance of a rare or threatened indigenous plant species or vegetation type; or
 9. It is disturbance of planted or naturally established indigenous vegetation that is protected as a condition of a resource consent.

3.0 Exotic Vegetation Disturbance in Riparian Area

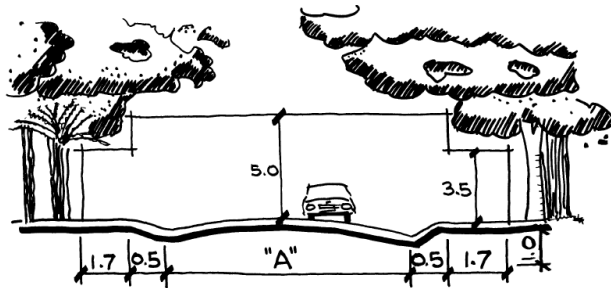
B3.1.1 *Exotic Vegetation Disturbance* in a riparian area complying with any of the following conditions:

1. The vegetation within a minimum distance of 10 metres from a waterbody or geothermal feature is replaced with a permanent cover of indigenous vegetation (by natural regeneration or planting) and where the balance of the riparian area which has been disturbed is replanted with either exotic or indigenous tree or shrub species; or

B3.4 Discretionary Activities

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

2. The vegetation does or will within two years obstruct the view obtained from a *viewpoint*; or
3. The vegetation will adversely affect the ecological integrity or viability, or species diversity of any area of *indigenous vegetation*; or
4. It is trimming of the *exotic vegetation* where the vegetation does or will within two years do any of the following:
 - a) interfere with the operation of existing electricity and telecommunications lines that are *permitted activities* under **Rules A37.1.1, A37.1.2, B37.1.1 and B37.1.2** or interfere with the safe operation of an existing underground gas pipeline; or
 - b) be within 5 metres vertical height from a carriageway or the shoulder of a *public road, private road, private way* or an on-site *turning area* (i.e. overhanging branches); or
 - c) be within 3.5 metres vertical height above or one (1) metre below the services corridor of a *public road* (Refer Diagram below).



Note:

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

4.0 Spec Vegtn Disturbance & Establishment Rules

4.1 Permitted Activities

- 4.1.1 Exotic Tree Establishment complying with the following *condition*:
 1. The vegetation does or will not when mature obstruct the view obtained from a *viewpoint*.

4.2 Controlled Activities

- 4.2.1 Forest Harvesting on any *site* which is accessed from Spencer Road or Millar Road.

	<p>4.1.2 Notwithstanding any other rule, the removal of <i>plant pests</i> as specified in the Regional Plant Pest Management Strategy.</p>	<p>4.2.2 Forest harvesting in the covenanted areas at Lake Tikitapu and Lake Rotokakahi as shown on DPS 54801.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p> <p>4.4 Discretionary Activities</p> <p>4.4.1 Any Exotic Tree Establishment that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	
<p>5.0 Earthworks</p>	<p>Note: - Land disturbance activities are also controlled by provisions in regional plans.</p> <p>5.1 Permitted Activities</p> <p>C5.1.1 <i>Earthworks</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> are outside a <i>riparian area</i>; and 2. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 3. The fill is <i>cleanfill</i> and has a vertical dimension that does not exceed 450mm; and 4. The excavation has a vertical dimension that does not exceed 1500mm (1.5 metres); and 5. The <i>earthworks</i> are on <i>slopes</i> that do not exceed 15°; and 6. The <i>earthworks</i> do not exceed 100 m³; and 7. The <i>earthworks</i> are outside an ephemeral watercourse; and 8. The <i>earthworks</i> are, or each planned separate stage of earthwork is, completed within 3 months. <p>C5.1.2 Notwithstanding Rule C5.1.1, the <i>earthworks</i> are for farm or forestry tracks or for forestry skid sites complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They cannot be <i>seen</i> from a <i>lake</i>, <i>viewpoint</i> or <i>public reserve</i>; and 2. The <i>earthworks</i> are outside a <i>riparian area</i>; and 3. The fill is <i>cleanfill</i>; and 4. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 5. The <i>earthworks</i> are outside an ephemeral watercourse; and 	<p>C5.3 Limited Discretionary Activities</p> <p>C5.3.1 <i>Earthworks</i> that cannot be <i>seen</i> from a <i>lake</i>, <i>viewpoint</i> or <i>public reserve</i> and which comply with the following standards:</p> <ol style="list-style-type: none"> 1. The <i>earthworks</i> are outside a <i>riparian area</i>; and 2. The <i>earthworks</i> do not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>; and 3. (a) The <i>earthworks</i> are on <i>slopes</i> that exceed 15° but do not exceed 24°; or (b) The fill is <i>cleanfill</i> and has a vertical dimension that exceeds 450mm and does not exceed 1500mm (1.5 metres); or (c) The excavation has a vertical dimension that exceeds 1500mm (1.5 metres) but does not exceed 2.5 metres. 	

	<p>6. The earthworks are, or each planned separate stage of earthwork is, completed within 3 months.</p> <p>C5.1.3 Temporary stockpiling of re-useable earth or rock material complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. It is outside a <i>riparian area</i>, <i>ephemeral watercourse</i>, or the 2% <i>AEP lake</i> flood level; and 2. It is inert; and 3. It is entirely removed within 6 months; and <p>4. It does not disturb any recorded heritage feature including <i>historic places</i>, archaeological sites and <i>waahi tapu</i>.</p> <p>C5.1.4 Earthworks for the upgrading of the existing formation of farm and forestry tracks or existing forestry skid sites where they can be seen from a lake, viewpoint or public reserve complying with the following conditions:</p> <ol style="list-style-type: none"> 1 The earthworks are outside a riparian area; and 2 The earthworks are outside an ephemeral watercourse; and 3 The earthworks do not disturb any recorded heritage feature including historic places, archaeological sites and waahi tapu; and 4 The excavation has a vertical dimension that does not exceed 1500mm (1.5 metres); and 5 The fill is clean fill and has a vertical dimension that does not exceed 450mm; and 6 Surplus earth material is not disposed of by sidecasting; and 7 The unvegetated bare earth slope faces are vegetated upon completion of the works, using rapid revegetation techniques such as hydro-seeding; and 8 The earthworks or each planned separate stage is/are completed within 3 months. 	<p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p> <p>C5.3.2 Earthworks for:</p> <ol style="list-style-type: none"> (a) The upgrading of the existing formation of farm and forestry tracks and existing forestry skid sites where they can be seen from a lake, viewpoint or public reserve and do not comply with the conditions for permitted activities; and (b) The construction of new farm and forestry tracks and new forestry skid sites that can be seen from a lake, viewpoint or public reserve; <p>and which comply with the following standards:</p> <ol style="list-style-type: none"> 1 The earthworks are outside a riparian area; and 2 The earthworks are outside an ephemeral watercourse; and 3 The earthworks do not disturb any recorded heritage feature including historic places, archaeological sites and waahi tapu; and 4 Surplus earth material is not disposed of by sidecasting. <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p> <p>C5.3.3 Earthworks in ephemeral watercourses.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p>	
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<p>6.0 Building Platforms</p>	<p>6.1 Permitted Activities</p> <p>A6.1.1 <i>Building Platforms</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They are outside a <i>riparian area</i>; and 2. They are outside an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level; and 3. They are at least 1 metre above the <i>groundwater table</i>; and 4. They are able to accommodate any on-site effluent treatment system; and 5. They can be accessed by a vehicular access that can be formed within the <i>Permitted Activity conditions</i> for <i>earthworks</i> and <i>indigenous vegetation disturbance</i>; and 6. They are not on <i>land</i> with <i>slopes</i> that exceed 24°; and 7. They are not located within a 25 metre <i>buffer</i> of any scenic <i>road</i> boundary; and 8. They are not located within a 10 metre <i>buffer</i> of a <i>site</i> boundary; and 9. They are located clear of any areas of instability or known natural or artificial hazard. 	<p>A6.4 Discretionary Activities</p> <p>A6.4.1 Any <i>Building Platforms</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	
<p>8.0 Second Hand Buildings</p>	<p>8.1 Permitted Activities</p> <p>A8.1.1 Resited Second Hand <i>Buildings</i> on <i>sites</i> are not <i>Permitted Activities</i>.</p>	<p>A8.3 Limited Discretionary Activities</p> <p>A8.3.1 Any Resited Second Hand <i>Buildings</i>.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p>	
<p>9.0 Structures and fences for deer and goat farming</p>	<p>9.1 Permitted Activities</p> <p>A9.1.1 Except as provided for in Rule 37.0, <i>structures</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. Exterior surfaces including the roof, that are finished in reflectivity values between 0 and 37%; and 	<p>A9.3 Limited Discretionary Activities</p> <p>A9.3.1 Any <i>Structures</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	

	<ol style="list-style-type: none"> 2. Except for <i>structures</i> accessory to a <i>Marae</i>, they cannot be <i>seen</i> from a <i>lake</i> or a <i>viewpoint</i>; and 3. Except for <i>structures</i> accessory to a <i>Marae</i>, they cannot be <i>seen</i> against the sky when viewed from a <i>lake</i> or <i>public reserve</i>); and 4. Except for poles for <i>road</i> safety lighting purposes that do not exceed 13 metres, the maximum <i>height</i> shall not exceed 6 metres above <i>ground level</i>. <p>A9.1.2 <i>Structures</i> that are temporary and are located on a <i>site</i> or <i>road</i> for a period that does not exceed 1 month in any calendar year or for the time the <i>structure</i> is required to complete the construction of a <i>building</i>.</p>	<p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p>	
<p>10.0 Lake Structures</p>	<p>10.1 Permitted Activities</p> <p>10.1.1 The following <i>Lake Structures</i>:</p> <ol style="list-style-type: none"> 1. Existing public <i>boat launching ramps</i> and adjacent associated jetties as identified on the Planning Maps and the maintenance or replacement of these boat ramps and jetties. 2. Buoys, poles, lights, beacons, and safety booms, for navigation, safety or regulatory purposes. 	<p>10.3 Limited Discretionary Activities</p> <p>10.3.1 Private lake structures where no access is available to a site from a road, private road or private way, or jetty on adjoining land in the same ownership.</p> <p>Council shall limit its discretion and may impose conditions in respect of the matters contained in LD10.1 and LD10.2.</p> <p>10.4 Discretionary Activities</p> <p>10.4.1 New <i>Public Lake Structures</i> where the width does not exceed 4.2 metres, the length does not exceed 20 metres and the area does not exceed 50m².</p> <p>10.5 Non-Complying Activities</p> <p>10.5.1 New <i>Private Lake Structures</i> which are not Limited Discretionary Activities.</p> <p>10.5.2 New <i>Public Lake Structures</i> which are not Permitted or <i>Discretionary Activities</i>.</p>	

<p>11.0 Hard Surfaces</p>	<p>11.1 Permitted Activities</p> <p>B11.1.1 <i>Hard Surfaces</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. <i>Hard surface coverage</i> not exceeding 0.7% ; and 2. They are outside a <i>riparian area</i>. 	<p>B11.3 Limited Discretionary Activities</p> <p>B11.3.1 Any <i>Hard Surfaces</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>Council shall limit its discretion and may impose <i>conditions</i> in respect of the matters contained in LD11.1 and LD11.2.</p>	
<p>12.0 Recreational Opportunities</p>	<p>12.1 Permitted Activities</p> <p>12.1.1 Notwithstanding any rules regulating <i>indigenous vegetation disturbance</i>, <i>exotic vegetation disturbance</i>, or <i>earthworks</i>, the establishment and maintenance of walking tracks to provide pedestrian access to enable the appreciation of outstanding landscapes and natural features, and historic sites complying with the following <i>conditions</i></p> <ol style="list-style-type: none"> a) The track formation and/or vegetation <i>disturbance</i> is less than 1.5 metres wide; and b) Recorded heritage features including <i>historic places</i>, archaeological sites and <i>waahi tapu</i> are not disturbed; c) Earth and debris is not placed in a <i>waterbody</i>; and d) Any walkway on Spencer Road shall be on one side of the road except for any crossing points. <p>12.1.2 Recreational activities that do not involve <i>vessels</i> or <i>motor craft</i>.</p> <p>12.1.3 <i>Motor craft</i> on Lakes Rotomahana and Okataina, except for PWC (personal watercraft) and hovercraft and aircraft and helicopter landing, provided that the maximum speed shall be 5 knots within 200 metres of the shore and there shall be no person or device (other than equipment used legally for fishing) for any recreational purpose towed behind any boat.</p> <p>12.1.4 <i>Motor craft</i> on Lakes Okareka and Tarawera, provided that the maximum speed shall be 5 knots within 200 metres of the shore, except where an access lane has been established.</p> <p>12.1.5 <i>Motor craft</i> on Lakes Tikitapu and Okaro.</p> <p>12.1.6 Existing access lanes on Lakes Okareka and Tarawera as shown on the Planning Maps.</p>	<p>12.4 Discretionary Activities</p> <p>12.4.1 New access lanes.</p> <p>12.5 Non-Complying Activities</p> <p>12.5.1 Any Recreational Activities that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>12.5.2 <i>Vessels</i> on any lake.</p>	

<p>13.0 Heritage Features</p>	<p>13.1 Permitted Activities</p> <p>13.1.1 Maintenance of existing domestic gardens, <i>buildings</i> and <i>structures</i> including <i>signs</i> and seasonal grazing on sites or items listed in Appendix A of the District Plan, or recorded Archaeological sites and those Maori reserves identified on the Planning Maps.</p> <p>13.1.2 Redecoration or repair of any <i>building</i> listed in Appendix A of the District <i>Plan</i> to the design of and using the same or equivalent materials and appearance to those originally used.</p> <p>13.1.3 <i>Marae buildings</i> on sites identified in Appendix A.</p> <p>Provided that in regards to 13.1.1 and 13.1.2 Council is to be formally advised in writing prior to any work being undertaken within a <i>site</i> or on an item listed in Appendix A of the District <i>Plan</i> or a recorded archaeological site.</p>	<p>13.4 Discretionary Activities</p> <p>See full text for detail of Discretionary Activities.</p> <p>13.5 Non-Complying Activities</p> <p>See full text for detail of Non-Complying Activities.</p>	
<p>14.0 Signs</p>	<p>14.1 Permitted Activities</p> <p>14.1.1 <i>Signs</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They have a maximum area not exceeding 0.5m² per <i>site</i>; and 2. The maximum area may be utilised by more than one <i>sign</i>; and 3. No <i>signs</i> shall be erected except as it relates to the <i>site</i> on which it is situated; and 4. They do not obscure a driver's vision or cause confusion or distraction that would compromise the safe <i>movement</i> of traffic on a public <i>road</i>; and 5. They are not illuminated, flashing, animated or made of reflectorised materials. <p>14.1.2 Temporary <i>signs</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. They are not displayed for more than 6 <i>weeks</i>; and 2. They have a maximum area not exceeding 3m². 	<p>14.4 Discretionary Activities</p> <p>14.4.1 Any <i>Signs</i> that do not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	

<p>15.0 Outdoor Storage</p>	<p>15.1 Permitted Activities</p> <p>A15.1.1 <i>Outdoor storage</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1. Its total volume at any one time does not exceed 10m³ unless the material is required for an on-site development or landscaping work; and 2. It does not generate any objectionable odour at any <i>site</i> boundary; and 3. The area on which it is stored is outside an <i>ephemeral watercourse</i> or the 2% <i>AEP lake</i> flood level; and 4. It is inert. 	<p>A15.3 Limited Discretionary Activities</p> <p>A15.3.1 <i>Outdoor Storage</i> that exceeds 10m³ but does not exceed 20m³ and where the material is not required for an on-site development or landscape work.</p> <p><i>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</i></p> <p>A15.4 Discretionary Activities</p> <p>A15.4.1 <i>Outdoor Storage</i> where materials are to be used off-site, or processed or manufactured on-site for sale or use off-site.</p> <p>A15.4.2 Any <i>Outdoor Storage</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Limited Discretionary Activity</i>.</p>	
<p>16.0 Helicopter Landing Areas</p>	<p>16.1 Permitted Activities</p> <p>A16.1.1 <i>Helicopter Landing Areas</i> are not <i>Permitted Activities</i></p>	<p>A16.6 Prohibited Activities</p> <p>A16.6.1 <i>Helicopter Landing Areas</i> are <i>Prohibited Activities</i>.</p>	
<p>BUILDING DESIGN RULES</p>			
<p>17.0 Site Coverage of Buildings</p>	<p>17.1 Permitted Activities</p> <p>B17.1.1 <i>Site coverage</i> not exceeding 400m² and where the <i>site coverage</i> is located in accordance with the Structure Plan for the <i>site</i>.</p>	<p>B17.4 Discretionary Activities</p> <p>B17.4.1 <i>Site coverage</i> complying with the following <i>conditions</i>:</p> <ol style="list-style-type: none"> 1) It exceeds 400m² but does not exceed the <i>site coverage</i> set out on the Structure Plan for the <i>site</i>; and 2) The <i>site coverage</i> for any single <i>building</i> does not exceed 400 m²; and 	

		<p>3) The <i>site coverage</i> is located in accordance with the Structure Plan for the <i>site</i>; and</p> <p>4) The proposal demonstrates how the relevant landscape policies are to be given effect to; and</p> <p>5) 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:</p> <ul style="list-style-type: none"> a) It shall enable a minimum of 85% of the site (below the 380m contour) to be clothed in indigenous vegetation; 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 be indigenous species that occur naturally within the Tarawera Lakes Area/Rotorua Lakes Ecological District; and <p>6) Where the site is to be revegetated, the following shall take place prior to the construction of a building:</p>	
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		<ul style="list-style-type: none">(a) Revegetation shall be in accordance with the Revegetation Plan requirements under B17.4.1(5);(b) An independent audit shall be carried out by a suitably qualified person to certify that the indigenous planting required by the Revegetation Plan has been undertaken, and<ul style="list-style-type: none">(i) 90% of the required indigenous plantings are taller than 1.5m with an average maximum spacing (between stems) that does not exceed 2.1m, or(ii) the required indigenous planting has achieved canopy closure of 90%,(iii) there shall be a general absence of problematic environmental weeds, and(iv) a weed monitoring and control plan has been approved by the Council to control weeds until canopy closure has been achieved.7) A covenant shall be entered into with the Council to ensure that protection management is in place for any existing or planted <i>indigenous vegetation</i> including a maintenance programme, protection from <i>disturbance</i> and grazing, and management of plant and animal pests in perpetuity.	
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		<p>B17.5 Non-Complying Activities</p> <p>B17.5.1 <i>Site coverage</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Discretionary Activity</i>.</p>	
<p>19.0 Height</p>	<p>19.1 Permitted Activities</p> <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>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</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 Activities</i>.</p>	
<p>20.0 Solar Access</p>	<p>20.1 Permitted Activities</p> <p>A20.1.1 Any <i>building</i> where the <i>height</i> does not exceed the <i>sunlight control plane</i>.</p>	<p>A20.3 Limited 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>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p>	<p>See diagrams within the Definitions part of this checklist.</p>
<p>21.0 Reflectivity Values</p>	<p>21.1 Permitted Activities</p> <p>A21.1.1 Any <i>building</i> where the exterior surfaces are finished, including the roof, in reflectivity values of between 0 and 37%.</p>	<p>A21.4 Discretionary Activities</p> <p>A21.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	<p>Planning Services have a number of paint charts and materials information with reflectivity values for your assistance.</p>

<p>22.0 Viewpoints</p>	<p>22.1 Permitted Activities</p> <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 to the Lakes A Variation 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>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</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>For viewpoints check full text Lakes A Volume II on website or ask Planning Services.</p>
<p>23.0 Skylines</p>	<p>23.1 Permitted Activities</p> <p>A23.1.1 Except for <i>Marae buildings</i>, any <i>building</i> that cannot be <i>seen</i> against the sky when viewed from a <i>lake</i> or <i>public reserve</i>.</p>	<p>A23.4 Discretionary Activities</p> <p>A23.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	
<p>24.0 Floor Levels</p>	<p>24.1 Permitted Activities</p> <p>A24.1.1 Any <i>habitable building</i> where the floor level is at least 1.5 metres above the <i>groundwater table</i>.</p>	<p>A24.3 Limited Discretionary Activities</p> <p>A24.3.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p>	
<p>25.0 Buffers</p>	<p>25.1 Permitted Activities</p> <p>B25.1.1 Any <i>building</i> not located within 10 metres of a <i>site</i> boundary.</p>	<p>B25.4 Discretionary Activities</p> <p>B25.4.1 Any <i>building</i> that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	

	EFFECTS RULES		
26.0 Electromagnetic Radiation	<p>26.1 Permitted Activities</p> <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>26.5 Non-Complying Activities</p> <p>26.5.1 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	<p>27.1 Permitted Activities</p> <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"> 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"> Lighting shall be aimed no higher than 30° below the horizontal and shall be aimed, hooded or screened, to minimise glare. 	<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>	
28.0 Noise	<p>28.1 Permitted Activities</p> <p>28.1.1 Activities complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> The provisions of Appendix K of the District Plan. 	<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 K, provided that the machinery used has mufflers and silencers installed and is operated in accordance with the manufacturers' specifications.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</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 Controlled Activity.</p>	

<p>29.0 Traffic Generation</p>	<p>29.1 Permitted Activities</p> <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>A29.3 Limited 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>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p> <p>A29.4 Discretionary Activities</p> <p>A29.4.1 <i>Traffic Generation</i> that does not comply with the <i>conditions</i> for a <i>Permitted Activity</i> or is not a <i>Limited Discretionary Activity</i>.</p> <p>For the purpose of assessing compliance with A29.3 & A29.4, 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>	
INFRASTRUCTURE AND UTILITY RULES			
<p>30.0 On-site Carparking and Turning</p>	<p>30.1 Permitted Activities</p> <p>30.1.1 Any activity complying with the following <i>condition</i>:</p> <ol style="list-style-type: none"> 1. The on-site carparking and <i>turning</i> provisions of Appendix F of the District Plan. 	<p>30.4 Discretionary Activities</p> <p>30.4.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i>.</p>	
<p>31.0 Vehicle Crossings</p>	<p>31.1 Permitted Activities</p> <p>31.1.1 Vehicle Crossings – Light Vehicles</p> <p>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"> 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 Plan No. RD22 (Refer Appendix 3.0). 	<p>31.3 Limited 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>31.1.2 Vehicle Crossings – Commercial Vehicles 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> <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 Plan No. RD23. (Refer Appendix 3.0).</p> <p>31.1.3 Vehicle Crossings – Commercial Vehicles 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> <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 Plan No. RD24. (Refer Appendix 3.0).</p> <p>31.1.4 Vehicle Crossings – Unsealed Local Road 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>1. There shall be a <i>metalled 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>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</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>32.0 Private Roads and Private Ways</p>	<p>32.1 Permitted Activities</p> <p>32.1.1 Any activity complying with the following <i>condition</i>:</p> <p>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.</p>	<p>32.3 Limited 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>Limited Discretionary Activities</i> set out in Appendix 10.0.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p> <p>32.4 Discretionary Activities</p> <p>32.4.1 Any Activity that does not comply with the standards for <i>Limited Discretionary Activities</i> set out in Appendix 10.0.</p>	

		<p>32.4.2 Any Activity that complies with the standards for <i>Discretionary Activities</i> set out in Appendix 10.0.</p>	
<p>33.0 Roads</p>	<p>33.1 Permitted Activities</p> <p>33.1.1 Maintenance and upgrading of the existing formation of existing <i>roads</i> complying with the following <i>condition</i>:</p> <p>1. Notwithstanding the <i>vehicle crossing Rule 31.1.5</i> and notwithstanding the <i>hard surface rule (Rule 11.0)</i>, the <i>hard surface coverage</i> on public <i>roads</i> not exceeding 350mm per metre width of <i>road</i>.</p> <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 conditions of Asset Transfer of the Road Controlling Authority concerned.</p>	<p>33.3 Limited Discretionary Activities</p> <p>33.3.1 Construction of new <i>road</i> formations or realignment of existing <i>road</i> formations.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</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 conditions 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 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>Limited Discretionary Activities</i>.</p> <p>33.4.2 <i>Buildings</i> and <i>structures</i> on <i>roads</i>.</p>	
<p>34.0 Potable Water Supply</p>	<p>34.1 Permitted Activities</p> <p>34.1.1 Water supply systems complying with the following <i>conditions</i>:</p> <p>1. Every <i>habitable building</i> shall be provided with a potable water supply system and either:</p> <p>a) At the time of applying for a Building Consent, evidence shall be supplied that the on-site potable water supply complies with section 14(3)(a) and (b) of the <i>RMA</i>; or</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>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> <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 water 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 water 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 conditions of Asset Transfer of the Utility Operator concerned.</p>	<p>Note: An applicant is advised that non-compliance with regional rules or where a water 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>	
<p>35.0 Collection and Disposal of Stormwater</p>	<p>35.1 Permitted Activities</p> <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 conditions of Asset Transfer of the Utility Operator concerned.</p>	<p>35.3 Limited 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>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</p> <p>Note: An applicant is advised that non-compliance with regional rules or where a permit has not been obtained for a stormwater <i>discharge</i> will need to be addressed with Environment BOP.</p>	

		<p>35.5 Non-Complying Activities</p> <p>35.5.1 Any Activity that does not comply with the <i>conditions</i> for <i>Permitted Activities</i> or is not a <i>Limited Discretionary Activity</i>.</p>	
<p>36.0 Sewage Collection and Disposal</p>	<p>36.1 Permitted Activities</p> <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 on-site 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 ground <i>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 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 	<p>36.3 Limited Discretionary Activities</p> <p>36.3.1 Private sewage pumping stations.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</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>Limited 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>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> <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 conditions of Asset Transfer of the Utility Operator concerned.</p>		
<p>37.0 Electricity and Telecommunication Lines</p>	<p>37.1 Permitted Activities</p> <p>A37.1.1 Above ground utilities complying with the following <i>condition</i>:</p> <p>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:</p> <p>a) Corridor height: the greater of either 10 metres above <i>ground level</i> or the height of the existing support <i>structures</i> including conductors; and</p> <p>b) Corridor width: the maximum width of the existing support <i>structures</i> including conductors.</p> <p>The height 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>A37.3 Limited 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> <p>a) corridor height exceeds either 10 metres or the height of the existing support <i>structures</i> including conductors; and</p> <p>b) complies with the corridor width for <i>Permitted Activities</i>.</p> <p>(See full text in District Plan for detail regarding what matters Council has limited its discretion over and may impose conditions on)</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>Limited 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>41.0 Consultation with Tangata Whenua</p>	<p>41.2 General Standards for Land Use and Subdivision as a controlled or Limited Discretionary Activity</p> <p>41.2.1 In addition to all preceding rules, the following standards and terms shall apply to all Controlled and <i>Limited Discretionary Activity</i> applications and applies in All Management Areas within the Lakes A Zone.</p> <p>Standards applicable to all Controlled and <i>Limited Discretionary Activities</i>.</p> <p>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> <p>41.3 General Standards for Land Use and Subdivision as a Discretionary or Non-Complying Activity</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> <p>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</p>	<p>If a Discretionary or Non-Complying land use consent is required please provide detail here or in application of consultation undertaken.</p>
<p>42.0 Schedules</p>	<p>B42.0 SCHEDULE 2- Lots 3, 4 & 5 DPS 21504 343-347 Spencer Road</p> <p>See full text for detail.</p>	

I..... (Applicant or Agent for Applicant) have completed the above checklist. To the best of my knowledge have answered correctly and provided the information required with my application for a Project Information Memorandum or with my land use consent application.

SIGNED: _____

DATE: _____

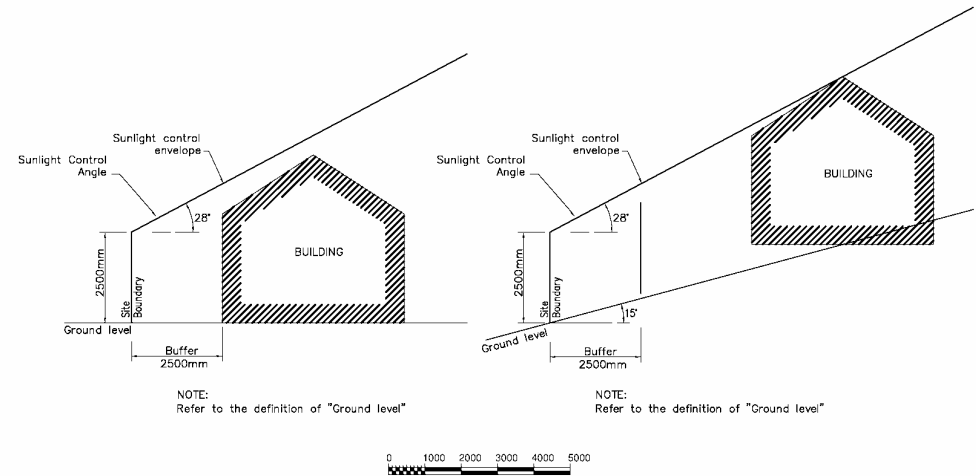
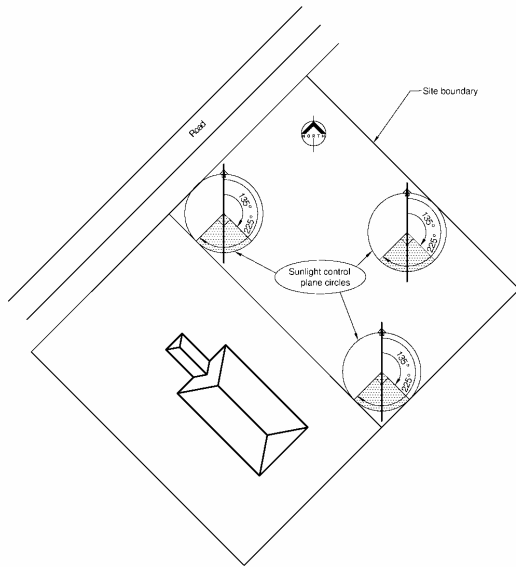
LAKES A ZONE - BUSH SETTLEMENT MANAGEMENT AREA - CUSTOMERS COPY

All words shown in *italics* within the Lakes A part of the District Plan and the attached checklist are defined within the District Plan. Those definitions most likely to need consulting while completing the attached checklist are reproduced below to assist with use of this checklist. Please consult the full text within the District Plan for definitions not listed.

AEP	: Means Annual Exceedence Probability. A 2% AEP identifies a 2% (1 in 50) chance of there being an event (e.g. a flood) of this size or larger in any given year. Also known as a 50 year return period event. With regard to river AEP flood levels, the levels include margins to cover design assumptions, estimate imprecision, and artificial interferences with flow paths. With regard to lake levels, the levels include margins to cover estimate imprecision, waves and local wind set-up, seiche, and the length of time lake levels can remain high. The 2% AEP lake flood levels are: Okareka – 355.20 metres RL Moturiki datum Tarawera – 299.40 metres RL Moturiki datum Okataina – 314.90 metres RL Moturiki datum Rotokakahi – 395.90 metres RL Moturiki datum Tikitapu – 419.50 metres RL Moturiki datum
Building	: Means any thing constructed, whether temporary or permanent, moveable or immovable, including but not limited to: <ul style="list-style-type: none"> • Additions to buildings; • Tanks, containers, reservoirs or swimming pools exceeding 25,000 litres capacity; • Cable cars, cable ways and similar devices; and • Any thing that is a structural part of, or structurally attached to, a building including equipment, devices, tanks, masts, aerials, poles and satellite dishes; But excludes <ul style="list-style-type: none"> • The interior of any building; • Scaffolding erected temporarily while in the course of construction or maintenance purposes; • Structures and Lakes Structures; • Connections between structures and buildings by way of cables, wires, ropes and the like; • Hard surfaces; • Platforms, bridges, deckings and the like where they are less than 1 metre from the ground; • Outdoor storage; • Septic tanks and infrastructure or utility services placed below ground level; and • Signs.
Building Platform	: Means the area of land on which a building is built or is to be built and includes any on-site effluent disposal system (e.g. a septic tank and its disposal field). The platform does not have to be shaped but can follow the natural lie of the land.
Buffer	: Means a separation distance or an area used to mitigate or avoid adverse effects that arise from one place being experienced in another. Special management may be required within the buffer, such as planting or exclusion of buildings.
Disturbance	: Means the removal, clearance, destruction, cutting, crushing, desiccation or burning of exotic or indigenous vegetation; except: <ul style="list-style-type: none"> • For normal domestic-scale trimming and maintenance; and • The day to day maintenance of walking tracks; and • The collection of plant material for scientific purposes, and • The collection of plant material by the Tangata Whenua for maintaining traditional practices of rongoa (medicinal purposes), raranga (weaving) and mahi whakairo (carving).
Earthworks	: Means the disturbance of land surfaces by excavation or filling, but excludes normal domestic and reserve gardening activities, normal turf and pasture maintenance and renovation practices, and the maintenance of walking tracks, farm and forestry tracks, driveways and roads.
Ground Level	: Means the natural level of ground before any earthworks have taken place. It also means the level of the ground after any authorised earthworks have been carried out before any subdivision is completed pursuant to section 224(c) of the RMA.

Groundwater table	: Means the surface of the watertable. For the purposes of subdivision and development: <ol style="list-style-type: none"> 1. Where the groundwater is influenced by a river or stream, either an identified winter groundwater level is used, or the groundwater table is established with reference to the water level in the river or stream; or 2. Where the groundwater is influenced by a lake, the groundwater table is established with reference to the maximum control level for a controlled lake, or the 2% AEP flood level for an uncontrolled lake.
Hard Surface	: Means an area of land that is paved with an all weather impermeable surface, such as concrete, asphalt or cobblestones, or covered with a decking or platform, but excluding: <ul style="list-style-type: none"> • Paved strips less than 1 metre in width; • Driveways less than 3.5 metres in width (for the purpose of Rule 11.0 but not for Rule 35.0); • Farm tracks less than 3.5 metres in width; • Decking or platforms less than 10 m² in area; • Timber decking that has gaps between the boards, where the rainwater falls through the gaps to the ground; • Buildings; • Structures; • Lake Structures
Hard Surface Coverage	: Means the portion of a site that may be paved or covered with hard surfaces. Any area provided for the purposes of access and including but not limited to roads, Maori roadways, rights-of-way, access lots, and access legs, shall be excluded from the calculation of hard surface coverage for any site.
Indigenous vegetation	: Means any plant community containing indigenous species (which may include a canopy, subcanopy, understorey and ground cover as structural elements). It includes vegetation that has regenerated naturally or vegetation established with human assistance following disturbance or as mitigation for another activity. (Refer also to Indigenous Plant Species, Vegetation Unit and Vegetation Type.)
Lake Structures	: Means any thing constructed, whether temporary or permanent, moveable or immovable, where any part intrudes into, or is placed over, the waters of a lake, or is on land that would be covered by water when the lake is at its 2% AEP flood level; and including: <ul style="list-style-type: none"> • Buildings • Structures • Walls and retaining walls built of any material including rock riprap or spawls <p>But excluding</p> <ul style="list-style-type: none"> • Boats, motor craft and vessels.
Site	: Means: <ol style="list-style-type: none"> a) An area of land which is the smaller land area of either: <ol style="list-style-type: none"> i) Land comprised in a single allotment held in one certificate of title; or ii) Land comprised in a single allotment or the balance area on an approved subdivision scheme plan for which a separate certificate of title can be issued without further Council involvement. b) An area of land comprising two or more adjoining allotments held in one certificate of title that cannot be treated separately without the Council granting its consent. c) An area of land comprising two or more adjoining allotments held in two or more certificates of title where the titles are: <ol style="list-style-type: none"> i) Subject to Section 37 of the Building Act 1991: "Construction of building on 2 or more allotments"; or ii) Held together in such a manner that they cannot be assessed individually without the consent of the Council. d) An area of Maori freehold <i>land</i> that either: <ol style="list-style-type: none"> i) Is <i>land</i> created by way of partition under Sections 297 and 301 of Te Ture Whenua Maori Act 1993 (The Maori Land Act 1993) and held in one Maori Land Court Title, or ii) Is <i>land</i> defined by survey and created by way of partition into one parcel to be held by an owner who is a member of the same hapu, or owners who are members of the same hapu, or iii) Is <i>land</i> defined by survey and held in a Maori Land Court Title and for which ownership can be determined, or iv) Is <i>land</i> defined by survey and created by way of partition for a site for a dwelling under Section 296 of Te Ture Whenua Maori Act 1993 (The Maori Land Act 1993).

	<p>e) An area of Maori Customary <i>Land</i>.</p> <p>f) Is <i>land</i> defined by survey and reserved under the Reserves Act 1977 or Te Ture Whenua Maori Act 1993 (The Maori Land Act 1993).</p> <p>Notwithstanding paragraphs a-f above, where <i>land</i> has been subdivided under the cross lease or company lease systems (other than unit titles), a <i>site</i> means an area of <i>land</i> containing:</p> <p>i) <i>Building(s)</i> for residential, commercial and industrial activities with any accessory <i>building(s)</i> and <i>land</i> exclusively set aside for the occupants/users of the <i>building(s)</i>; or</p> <p>ii) Any share in the fee simple which creates a vacant part of the whole for future cross lease or company lease purposes; and</p> <p>Notwithstanding paragraphs a-f above, any <i>land</i> subdivided under the Unit Titles Act 1972 (other than unit titles) a <i>site</i> shall mean either:</p> <p>i) The area of <i>land</i> containing the principal unit (or proposed unit) on the unit plan, and any identified accessories to that principal unit, or in addition to the above, the following shall apply:</p> <p>ii) The underlying certificate of title of the <i>land</i> containing the unit titles, immediately prior to subdivision.</p> <p>In addition to the above, the following shall apply:</p> <p>i) Where a <i>site</i> is crossed by a <i>Zone</i> boundary, the <i>site</i> is deemed to be divided into two or more <i>sites</i> by the <i>Zone</i> boundary; and</p> <p>ii) Where a <i>site</i> is divided by the District boundary, the area of the <i>site</i> remaining within the District shall be considered the <i>site</i>.</p>
<p>Site Coverage</p>	<p>: Means that portion of the <i>site</i> over which <i>buildings</i> may be constructed.</p> <p>Any area provided for the purposes of access and including but not limited to <i>roads</i>, Maori roadways, rights-of-way, access lots, and access legs, and any eaves of a <i>building</i> that do not exceed 0.6m in width shall be excluded from the calculation of <i>site coverage</i>.</p>
<p>Structures</p>	<p>: Means any thing constructed, whether temporary or permanent, moveable or immovable, that is not a building and that is above ground level, including but not limited to:</p> <ul style="list-style-type: none"> • Tanks, swimming pools or containers that exceed 5000 litres capacity; and • Walls or retaining walls that exceed 0.5 metres above ground level in height; • Fences with panels, or with boards, pickets or rails that are closer together than their widths; • Utility services; • Towers, pylons, poles or aerials; • Antennas, satellite dishes, rods; • Caravans, tents, or other structures intended to be habitable; • Constructions designed for children to play on; <p>but excluding</p> <ul style="list-style-type: none"> • Hard surfaces; • Lake structures; • Outdoor storage; • Road formations and access formations; <p>Scaffolding or falsework erected temporarily while used in the course of construction or maintenance purposes.</p>
<p>Sunlight Control Plane</p>	<p>: Means a surface through which no part of a building may protrude. It is defined by:</p> <ul style="list-style-type: none"> • Drawing sunlight control lines commencing at a height of 2.5 metres above and along the affected site boundaries; and • Pointing the sunlight control lines into the site at a 28° angle above the horizontal at right angles along the affected site boundaries. <p>The site boundaries affected by the sunlight control plane are those that are touched by the shaded portion of the Sunlight Control Plane Circle (i.e. between 135° and 225° from true north).</p> <p>Boundaries affected by the Sunlight Control Plane (refer to illustration examples below):</p> <ol style="list-style-type: none"> 1. Identify true north on the site plan and orientate the Sunlight Control Plane Circle to the true north point. 2. Place the outside of the Sunlight Control Plane Circle to the inside of the site boundary. Move the sunlight control plane circle around the entire length of the site boundaries. The sunlight control plane shall apply only to the boundaries where the shaded area of the circle touches the site boundary.



Viewpoint : Means a *viewpoint* identified in the Viewpoint Map and the schedule of *viewpoints* attached thereto. Check with Planning Services Dept or Volume II full text Lakes A. The assessment of any effect on a view shall be confined to those effects within any pair of viewshaft bearings as identified in the Viewpoint Map and schedule, when seen from the *viewpoint* that forms the origin of that pair of viewshaft bearings.

Appendix K
See Lakes A zone - Volume II for details

Appendix F – As it applies to Lakes A zone for houses. For other activities see Appendix F of the District Plan

Activity	Parking Performance Standard
Household units (including dwelling houses, subsidiary household units, residential accommodation and all like activities)	1 for each unit, except for the Lakes A zone where 2 parking spaces for each unit shall be provided.