

RURAL ENVIRONMENT AREA

Introduction

The RURAL ENVIRONMENT AREA within the New Plymouth District extends to include all the land outside of the urban ENVIRONMENT AREAS. The RURAL ENVIRONMENT AREA incorporates parts of the Taranaki ring plain, eastern hill country, and coastal terraces near the northern entrance to the district.

The elements we associate with the rural environment are based on traditional 'rural' practices such as pastoral farming, horticulture, intensive livestock farming and other rural industries. The defining elements of the RURAL CHARACTER include:

1. **Spaciousness:** Areas of pasture or open space used for grazing stock or growing crops. Although there are a variety of landscapes and uses in the rural area it has an overall feeling of spaciousness.
 2. **Low Density:** Widely spaced built form, with dwellings dispersed in the wider landscape and some limited lifestyle opportunities. There are historical clusters of development either as small towns or isolated developments.
 3. **Vegetated:** Areas of vegetation (in a natural state or managed, indigenous and/or exotic) such as pasture, crops, forest and scrub, riparian margins of streams, lakes and wetlands, stands of TREES, SHELTER-BELTS or gardens.
 4. **Production Orientated:** Land uses of a predominantly 'production' orientated nature such as farming and related farm storage sheds, stock yards, farm animals and houses supporting the principal productive land use. These include intensive farming activities.
 5. **Working Environment:** A generally highly modified and managed landscape, including the widespread use of machinery and chemicals to control and enhance plant and animal growth and production. As a result there are:
 - (a) Rural noises (for example) from farm animals and farm machinery such as milking machines, water pumps, harvesters, farm bikes or tractors and milk-tankers; and noise from industrial SITES.
 - (b) Rural odours (for example) from dairy-sheds, silage storage, topdressing fertiliser, piggeries or poultry farms.
6. **Rural Based Industry:** Is associated with the land or its associated natural assets. This includes infrequent but intensively developed industrial sites at various scales such as sawmills, quarries, agricultural machinery manufacture, transport yards, bulk stores and the New Plymouth Airport. There are also more frequent sites relating to petroleum industry activities and associated infrastructure (e.g. pipelines) including but not limited to PETROLEUM EXPLORATION well sites and production facilities, and petrochemical plants. There are also other industries and commercial enterprises that have developed historically.
 7. **Rural INFRASTRUCTURE:** Generally has a lack of urban INFRASTRUCTURE such as reticulated water and waste water systems. A ROAD TRANSPORTATION NETWORK of many narrow ROADS with low traffic levels, that are unkerbed, without footpaths and urban structures such as street lighting, unless required for ROAD safety reasons. There are also STATE HIGHWAYS with higher traffic levels. ARTERIAL and some COLLECTOR ROADS can also have relatively high traffic levels.

As for the other ENVIRONMENT AREAS change is constant in the rural environment. Beyond the annual cycle of the seasons, regional, national and international forces act on the rural economy, and land uses frequently change as a result. Different crops, different management regimes and different lifestyles bring change to the rural landscape and to the people who live there.

The RURAL ENVIRONMENT AREA has been developed to ensure that the character of the rural environment is maintained both to protect amenity values and to promote the sustainable management of rural resources over the long term.

Within areas covered by the Future Urban Development OVERLAY activities are subject to both the rules set out below and those contained within the OVERLAY provisions.

Checklist to the RURAL ENVIRONMENT AREA

1 Does your activity involve any of the following?

No → go to question 2

Yes



Rules that apply to specific activities:

- | | | |
|---|--------------------------|---------------|
| | ✓ | Refer to Rule |
| • ERECTION of STRUCTURES including: | | |
| - BUILDINGS | <input type="checkbox"/> | Rur1-5C, 7-33 |
| - NETWORK UTILITIES | <input type="checkbox"/> | Rur1-6, 34-37 |
| - SIGNS | <input type="checkbox"/> | Rur1-6, 38-59 |
| - Any other type of STRUCTURE | <input type="checkbox"/> | Rur1-6 |
| • Earthworks (EXCAVATION and FILLING) | <input type="checkbox"/> | Rur60-64 |
| • Use of HAZARDOUS SUBSTANCES | <input type="checkbox"/> | Rur65-68, 69 |
| • Keeping of goats within 2km of the Egmont National Park | <input type="checkbox"/> | Rur70-71 |
| • OUTDOOR STORAGE of materials | <input type="checkbox"/> | Rur72-72a |
| • Consumption of liquor | <input type="checkbox"/> | Rur73 |
| • Activities that generate stock truck effluent | <input type="checkbox"/> | Rur74 |
| • Use of land for SHELTER BELTS or PLANTATION FORESTRY | <input type="checkbox"/> | Rur75 |
| • Subdivision of land | <input type="checkbox"/> | Rur76-84 |

Note: When determining what the activity involves consider all aspects of the activity, e.g. NETWORK UTILITY operations may also involve BUILDINGS, earthworks etc.

2 Do you meet the following standards?

Rules that apply to all land uses:

- | | | |
|--|--------------------------|---------------|
| | ✓ | Refer to Rule |
| • Light emission standards | <input type="checkbox"/> | Rur85-87 |
| • Noise emission standards | <input type="checkbox"/> | Rur88-92 |
| • Requirement to provide VEHICLE ACCESS POINTS, on-SITE parking for MEDIUM SERVICE VEHICLES or larger, loading and standing areas, and on-SITE manoeuvring and queuing | <input type="checkbox"/> | Rur93-100 |
| • Traffic generation | <input type="checkbox"/> | Rur101-102 |

Note: Where a rule in an OVERLAY and a rule in these sections are inconsistent, the rule in the OVERLAY applies.

Rules specific to activities

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
STRUCTURES						
STRUCTURES - rules applying to all STRUCTURES (including BUILDINGS)						
ERECTION of STRUCTURES						
Rur1	(excluding any STRUCTURE located underground) within the shaded area of the railway level crossing sightline area for: - a controlled crossing (refer Diagrams 19.1 and 19.2, Appendix 19)	n/a	n/a	under all circumstances	n/a	1) The potential hazard to ROAD and rail traffic safety and efficiency due to a loss of visibility.
Rur2	- an uncontrolled crossing (refer Diagrams 19.3 and 19.4, Appendix 19) within the restart zone	n/a	n/a	under all circumstances		
Rur3	not within the restart zone	maximum size of 0.3m in diameter or width	n/a	does not meet the conditions for a permitted activity		
Rur4	within 6m of the BANK of any WATERCOURSE or within 3m above the normal level in water flow of any such WATERCOURSE (refer to Diagram 10.2 in Appendix 10) with an approved BUILDING consent under the Building Act 2004, or permitted by a rule in a Regional Plan or a resource consent issued by Taranaki	under all circumstances	n/a	n/a	n/a	1) Impact on flood detention capacity. 2) Impact on rate and direction of flood flow, especially whether the STRUCTURE prevents the free passage of water flow. 3) Potential for scouring or accelerated erosion to occur due to changes in flow regime. 4) Proposed design of BUILDINGS including minimum floor levels relative to predicted 2% AEP flood levels. 5) The health and safety of any occupants of the BUILDING. 6) Whether the development will increase the risk of inundation or damage to existing development on the SITE or to adjacent SITES.

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			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
Rur5	Regional Council under section 13 of the ACT. all other structures	1) does not create a barrier to flood flows or reduce the capacity of the area to contain stormwater; and 2) does not redirect the flood water onto, or increase the impact of the flood event on, another property.	n/a	does not meet the conditions for a permitted activity		7) Nature of the proposed use of the BUILDING, including HAZARDOUS SUBSTANCES. 8) Mitigation measures proposed. 9) Application of section 73 of the Building Act 2004. 10) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur5A	to be used for, or ancillary to the use of other BUILDINGS for, intensive pig farming relative to the minimum setback for a Future Urban Development OVERLAY	minimum setback for intensive pig farming; 25-500 pigs 1000m 501-1999 pigs 1350m 2000-2499 pigs 1875m 2500-2999 pigs 2250m 3000 pigs or more 2500m	n/a	n/a	n/a	n/a
Rur5B	to be used for, ancillary to the use of other BUILDINGS for, intensive poultry farming within 400 metres fo a Future Urban Development OVERLAY	n/a	n/a	n/a	n/a	n/a
Rur5C	associated with any INDUSTRIAL ACTIVITY within 500 metres of a Future Urban Development OVERLAY	n/a	n/a	n/a	n/a	n/a
Note: Any activity covered by Rules Rur5A, Rur5B and/or Rur5C shall be assessed as a non-complying activity.						

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters to be considered
			Restricted Discretionary	Fully Discretionary	Restricted Discretionary Activity: discretion has been restricted to these matters Fully Discretionary Activity: discretion has NOT been restricted to these matters
STRUCTURES - rules applying to all STRUCTURES other than BUILDINGS					
ERECTION of STRUCTURES other than BUILDINGS					
Rur6	maximum HEIGHT (excluding BUILDINGS and TEMPORARY STRUCTURES)	<p>whichever is the greater of:</p> <p>a) up to 15m; or</p> <p>b) 10m divided by the AVERAGE WIDTH of the STRUCTURE;</p> <p>In addition, any attachment to a STRUCTURE may exceed the permitted HEIGHT of the STRUCTURE provided that the sum of the attachment's three dimensions does not exceed 5.5m (height plus width, plus depth);</p> <p>And provided that, in all instances, the STRUCTURE does not penetrate AIRPORT FLIGHT PATH SURFACE 1 (refer to Appendix 11, Diagrams 11.1 and 11.2 of Volume II and section 3 of Volume III).</p> <p>For the purpose of this rule, permitted HEIGHT means allowed by part a) or b) of this rule, existing use rights, resource consent, or by an approved outline plan for a designation.</p>	greater than 15m but less than 17m	does not meet the conditions for a permitted activity in (b) or is greater than 17m	<ol style="list-style-type: none"> 1) The extent to which the increased HEIGHT of the STRUCTURE will adversely affect: <ul style="list-style-type: none"> - the character and visual amenity of the area; - OUTSTANDING or REGIONALLY SIGNIFICANT LANDSCAPES; and - the natural character of the coastal environment or PRIORITY WATERBODIES. 2) The effect of the increased HEIGHT on the ability to maintain RURAL CHARACTER. 3) Whether topography, planting, set backs or alternative design will mitigate the adverse effects of extra HEIGHT. 4) Where the site is located in AIRPORT FLIGHT PATH SURFACE 1 (APFPS1 - refer to Section 3 of the Planning Maps), the extent to which the additional HEIGHT of the proposed STRUCTURE will adversely affect the safe and efficient movement of aircraft in the vicinity of New Plymouth Airport. 5) Any adverse visual effects on the New Plymouth entrance corridors. 6) Whether the STRUCTURE is necessary for the operation of an EMERGENCY SERVICE and what alternative locations are available. 7) Whether the STRUCTURE has any characteristics, such as moving parts, which may give rise to adverse effects such as SHADOW FLICKER and what alternative locations are available. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
STRUCTURES - BUILDINGS						
ERECTION of BUILDINGS						
Rur7	daylighting requirement for BUILDINGS from a SIDE BOUNDARY	no part of the BUILDING shall project beyond the daylighting envelope shown in Diagram 3.2 in Appendix 3	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The extent of additional shading from the projection beyond the daylighting envelope, taking into account the amount of shadow cast and the period of time the adjacent SITES are affected. 2) The nature of the activities undertaken on any affected SITE. 3) The extent to which the projection beyond the daylighting envelope is necessary due to the shape or natural and physical features of the SITE. 4) The ability to mitigate adverse effects through the use of screening, planting or alternative design. 5) The effect of the daylighting encroachment on the ability to maintain RURAL CHARACTER. 6) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur8	daylighting requirement for BUILDINGS from a ROAD BOUNDARY	no part of the BUILDING shall project beyond the daylighting envelope shown in Diagram 3.2 in Appendix 3	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The extent of additional shading from the projection beyond the daylighting envelope, taking into account the amount of shadow cast and the period of time the road frontage is affected. 2) The extent to which the projection beyond the daylighting envelope is necessary due to the shape or natural and physical features of the SITE. 3) The ability to mitigate adverse effects through the use of screening, planting or alternate design. 4) The effect of the daylighting encroachment on the ability to maintain RURAL CHARACTER. 5) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters to be considered
			Restricted Discretionary	Fully Discretionary	Restricted Discretionary Activity: discretion has been restricted to these matters Fully Discretionary Activity: discretion has NOT been restricted to these matters
Rur9	maximum HEIGHT (excluding TEMPORARY BUILDINGS) HABITABLE BUILDINGS	up to 8m In addition, any attachment to a BUILDING may exceed the permitted HEIGHT of the BUILDING provided that the sum of the attachment's three dimensions does not exceed 5.5m (HEIGHT plus width plus depth)	greater than 8m but less than 10m	greater than 10m	<ol style="list-style-type: none"> 1) The extent to which the extra HEIGHT of the proposed BUILDING will: <ul style="list-style-type: none"> - adversely affect the character and visual amenity of the surrounding area, particularly in terms of dominance of open space over built form; - reduce privacy of adjoining SITES; - have an overbearing effect on SITES within the RURAL ENVIRONMENT AREA; - adversely affect OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES; and - adversely affect the natural character of the coastal environment or PRIORITY WATERBODIES. 2) The effect of the increased HEIGHT on the ability to maintain RURAL CHARACTER. 3) The extent to which topography, screening, planting, boundary treatment, BUILDING design, the use of materials, colour and reflectivity or set backs can mitigate the adverse effects of extra HEIGHT.
Rur10	all other BUILDINGS	up to 10m In addition, any attachment to a BUILDING may exceed the permitted HEIGHT of the BUILDING provided that the sum of the attachment's three dimensions does not exceed 5.5m (HEIGHT plus width plus depth)	greater than 10m but less than 12m	greater than 12m	<ol style="list-style-type: none"> 4) Where the site is located in AIRPORT FLIGHT PATH SURFACE 1 (APFPS1 - refer to section 3 of the Planning Maps), the extent to which the additional HEIGHT of the proposed BUILDING will adversely affect the safe and efficient movement of aircraft in the vicinity of New Plymouth Airport. 5) Any adverse visual effects on the New Plymouth entrance corridors. 6) Whether the BUILDING is necessary for the operation of an EMERGENCY SERVICE and what alternative locations are available. 7) Whether the STRUCTURE has any characteristics, such as moving parts, which may give rise to adverse effects such as SHADOW FLICKER and what alternative locations are available. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has restricted the exercise of its discretion to these matters for land use consents
Rur11	maximum number of HABITABLE BUILDINGS (excluding TEMPORARY BUILDINGS) per ALLOTMENT PAKAINGA HOUSING	10	n/a	more than 10		<ol style="list-style-type: none"> 1) The effects of the additional HABITABLE BUILDING(S) on the character of the area particularly in terms of dominance of open space over built form, scale, bulk and HEIGHT. 2) The design and location of the additional HABITABLE BUILDING(S) on the ALLOTMENT. 3) The extent to which the additional HABITABLE BUILDING(S) will adversely affect OUTSTANDING or REGIONALLY SIGNIFICANT LANDSCAPES. 4) The extent to which the additional HABITABLE BUILDING(S) will adversely affect the natural character of the coastal environment. 5) Any adverse visual effects on the New Plymouth entrance corridors. 6) The ability of existing topography or vegetation to mitigate any adverse visual effects of the additional HABITABLE BUILDING(S) on the rural character. 7) The ability to mitigate adverse visual effects of the additional HABITABLE BUILDING(S) on the character of the area through screening, planting, BUILDING design and location.
Rur11A	Scheduled Area A Appendix 27	meets the conditions for a permitted activity in Appendix 27, Part C, 27.4 and 27.7	meets the standards and terms for a controlled activity as specified in Appendix 27, Part C, 27.5	meets the standards and terms for a discretionary activity as specified in Appendix 27, Part C, 27.6 (1 and 2) and 27.7(2)	as specified in Appendix 27, Part C, 27.5(2)	
Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Matters to be considered
			Controlled	Fully Discretionary		Fully Discretionary Activity: discretion has NOT been restricted to these matters
Rur12	maximum number of HABITABLE BUILDINGS (excluding TEMPORARY BUILDINGS) per SITE	One	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The effects of the increased number of HABITABLE BUILDING(S) on the elements of RURAL CHARACTER. 2) The effects of the additional HABITABLE BUILDING(S) on the character of the area particularly in terms of spaciousness, the dominance of open space over built form, scale, bulk and HEIGHT. 3) The design and location of the additional HABITABLE BUILDING(S) on the SITE. 4) Whether the placement and location of the additional HABITABLE BUILDING could result in it being subject to inappropriate subdivision applications. 5) Whether the larger size of the second HABITABLE BUILDING, and/or the increased separation between the HABITABLE BUILDINGS will result in the second HABITABLE BUILDING being used independently from the first HABITABLE BUILDING, and consideration towards mitigation factors, e.g. shared access points, services and facilities.
Rur12A		Up to two provided that: a) The HABITABLE BUILDING GROSS FLOOR AREA of one of the HABITABLE BUILDINGS is no more than 75% of the HABITABLE BUILDING GROSS FLOOR AREA of the other HABITABLE BUILDING; and The two HABITABLE BUILDINGS are located no more than 25				

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Matters to be considered Fully Discretionary Activity: discretion has NOT been restricted to these matters
			Controlled	Fully Discretionary		
Rur12B		<p>metres from each other at the closest point; or b) There is an available area allocation within the SITE of no less than 20ha per HABITABLE BUILDING</p> <hr/> <p>Up to three provided there is an available area allocation within the SITE of no less than 20ha per HABITABLE BUILDING</p>				<p>6) The extent to which the area that the HABITABLE BUILDING is located is able to be subdivided in the future and the extent to which the future boundary of the area that the HABITABLE BUILDING is located will meet the conditions permitted for the HABITABLE BUILDING.</p> <p>7) To what extent the additional HABITABLE BUILDING supports the existing HABITABLE BUILDING(S) on the SITE and the extent to which it is intended to operate independently.</p> <p>8) The relationship of the additional HABITABLE BUILDING to the surrounding land use and whether it is associated directly to a productive land use.</p> <p>9) The extent to which the additional HABITABLE BUILDING(S) will adversely affect OUTSTANDING or REGIONALLY SIGNIFICANT LANDSCAPES.</p> <p>10) The extent to which the additional HABITABLE BUILDING(S) will adversely affect the natural character of the coastal environment.</p> <p>11) Any adverse visual effects on the New Plymouth entrance corridor.</p> <p>12) The ability of existing topography or vegetation to mitigate any adverse visual effects of the additional HABITABLE BUILDING(S) on the RURAL CHARACTER.</p> <p>13) The ability to mitigate adverse visual effects of the additional HABITABLE BUILDING(S) on the character of the area through screening, planting, boundary treatment, BUILDING design, the use of materials, colour, reflectivity and BUILDING location.</p>

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters to be considered
			Restricted Discretionary	Fully Discretionary	Restricted Discretionary Activity: discretion has been restricted to these matters Fully Discretionary Activity: discretion has NOT been restricted to these matters
Rur13	maximum COVERAGE (excluding TEMPORARY BUILDINGS) of the SITE for SITES of less than 4000m ² in area for PAKAINGA HOUSING	50%	n/a	greater than 50%	<ol style="list-style-type: none"> 1) The effect of the increased COVERAGE or BUILDING size on the ability to maintain RURAL CHARACTER. 2) The scale of the BUILDINGS on the SITE and the intended intensity of the use on the SITE and whether this is in keeping with the surrounding RURAL CHARACTER. 3) The relationship of the proposed use of the BUILDINGS with the surrounding land uses, and whether it is in keeping with RURAL CHARACTER. 4) The adverse effects of increased COVERAGE of the SITE or BUILDING size on: <ul style="list-style-type: none"> - the character of the rural area particularly with regard to the visual dominance of open space versus built form; - the privacy and outlook of adjoining SITES; - the visibility and dominance of the BUILDING from the ROAD; - the ability to provide adequate outdoor living space on the SITE or the location of alternate recreation areas; - OUTSTANDING or REGIONALLY SIGNIFICANT LANDSCAPES; and - the natural character of the coastal environment or PRIORITY WATERBODIES. 5) The ability to mitigate adverse effects of the increased COVERAGE of the SITE or BUILDING size on the character of the area and RURAL CHARACTER through screening, planting, boundary treatment and BUILDING design, materials, colour and reflectivity. 6) Whether the protection and reuse of a Category A heritage BUILDING or item mitigates the adverse effects of increased COVERAGE of the SITE. 7) Any adverse visual effects on the New Plymouth entrance corridors. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur14	maximum area of the SITE covered by non HABITABLE BUILDINGS (excluding TEMPORARY BUILDINGS) for SITES less than 4ha	up to 400m ²	greater than 400m ² but less than 500m ²	greater than 500m ²	

Note: Rule Rur15 was removed by Plan Change PLC10/00027.

Rule No.	Parameter	Conditions Permitted	Standards and Terms			Matters over which control is reserved	Matters to be considered	
			Controlled Activity	Restricted Discretionary	Fully Discretionary		Restricted Discretionary Activity: discretion has been restricted to these matters	Fully Discretionary Activity: discretion has NOT been restricted to these matters
Rur16	minimum setback from the ROAD BOUNDARY for any BUILDING (excluding TEMPORARY BUILDINGS)	30m	for HABITABLE BUILDINGS 10m to less than 30m provided that: a) there is no other HABITABLE BUILDING on the SITE; and b) the subdivision application that created the SITE was applied for before 26 September 2011; and c) a buildable area of 225m ² with dimensions of 15m x 15m cannot be provided elsewhere on the SITE	10m to less than 30m	less than 10m	The ability to mitigate adverse effects through screening, planting, boundary treatment, BUILDING, STRUCTURE design and the use of materials, colour and reflectivity.	<ol style="list-style-type: none"> 1) The effect of the reduced setback on the ability to maintain RURAL CHARACTER. 2) Consideration of landscaping, BUILDING/housing type and scale (including HEIGHT), and boundary treatment, to remedy or avoid the effects of the reduced setback. 3) The adverse effects of reduced setback on: <ul style="list-style-type: none"> - the streetscape of the area; - the privacy and outlook of adjoining SITES; and - the visibility for traffic leaving the SITE. 4) Any adverse visual effects on the New Plymouth entrance corridors. 5) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the SITE. 6) The ability of existing topography or vegetation to mitigate any adverse visual effects on the streetscape. 7) The ability to mitigate adverse effects of the reduced setback on adjoining SITES and the streetscape through screening, planting, boundary treatment and alternative BUILDING design, the use of materials, colour and reflectivity. 8) The relationship of the proposed use of the BUILDINGS with the surrounding land uses, and whether it is in keeping with RURAL CHARACTER. 9) Whether the protection and reuse of a Category A heritage BUILDING or item mitigates the adverse effects of the reduced setback. 10) Consideration towards the location of other BUILDINGS on the SITE and whether the new BUILDING is ancillary to an existing BUILDING that was established as a permitted activity. 11) Whether the BUILDING has any characteristics, such as moving parts, which may give rise to adverse effects such as SHADOW FLICKER and what alternative locations are available. 	

Rule No.	Parameter	Conditions Permitted	Standards and Terms			Matters over which control is reserved	Matters to be considered	
			Controlled Activity	Restricted Discretionary	Fully Discretionary		Restricted Discretionary Activity: discretion has been restricted to these matters	Fully Discretionary Activity: discretion has NOT been restricted to these matters
							12) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES. 	
Rur17	minimum setback from a SIDE BOUNDARY, for any: HABITABLE BUILDING (excluding TEMPORARY BUILDINGS)	15m	5m to less than 15m provided that: a) there is no other HABITABLE BUILDING on the SITE; and b) the subdivision application that created the SITE was applied for before 26 September 2011; and c) a buildable area of 225m ² with dimensions of 15m x 15m cannot be provided elsewhere on the SITE	10m to less than 15m	less than 10m	The ability to mitigate adverse effects through screening, planting, boundary treatment, BUILDING, STRUCTURE design and the use of materials, colour and reflectivity.	1) The effect of the reduced setback on the ability to maintain RURAL CHARACTER. 2) The adverse effects of non-compliance on: - the visual amenity of the rural area; and - the outlook and privacy of adjoining SITES and HABITABLE BUILDINGS. 3) The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the SITE. 4) The HEIGHT, bulk and location of windows of the non-complying portion of the BUILDING and how it may affect the adjacent SITE. 5) The ability to mitigate adverse effects of the non-complying portion of the BUILDING on adjoining SITES through BUILDING design, including location of windows and HEIGHT, screening and planting. 6) The extent to which the existing topography or vegetation will mitigate the adverse effects on the adjoining SITE. 7) Whether the protection and reuse of a Category A heritage BUILDING or item mitigates the adverse effects of reduced setbacks.	
Rur18	other BUILDINGS (excluding TEMPORARY BUILDINGS)	10m	n/a	5m to less than 10m	less than 5m	n/a	8) Whether the BUILDING has any characteristics, such as moving parts, which may give rise to adverse effects such as SHADOW FLICKER and what alternative locations are available.	

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			Controlled Activity	Restricted Discretionary	Fully Discretionary		Restricted Discretionary Activity: discretion has been restricted to these matters Fully Discretionary Activity: discretion has NOT been restricted to these matters
							9) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
Rur19	minimum setback between the closest part of any HABITABLE BUILDING and the centre line of a high voltage transmission LINE (66kv or greater)	22m	n/a	less than 22m	na	<ol style="list-style-type: none"> 1) The extra level of electric magnetic field (EMF) exposure residents in the HABITABLE BUILDING encounter due to a reduced separation distance (refer to International Commission on Non-Ionizing Radiation Protection Guidelines). 2) The ease of operational access to the LINES by staff and contractors responsible to the NETWORK UTILITY operator to allow for upgrades and maintenance. 3) The integrity of the electrical supply provided by the LINE.
	minimum setback for HABITABLE BUILDINGS (excluding TEMPORARY BUILDINGS) from the PERIMETER of an intensive pig farming operation not on the same SITE, where the farm has:				<ol style="list-style-type: none"> 1) Construction and siting of the HABITABLE BUILDING. 2) Mitigation measures such as landscaping or screening. 	n/a
Rur20	25-500 pigs	200m	less than 200m	n/a		
Rur21	501-1,999 pigs	250m	less than 250m	n/a		
Rur22	2,000-2,499 pigs	300m	less than 300m	n/a		
Rur23	2,500-2,999 pigs	400m	less than 400m	n/a		
Rur24	3,000-3,499 pigs	450m	less than 450m	n/a		
Rur25	3,500-3,999 pigs	500m	less than 500m	n/a		
Rur26	4,000-4,499	550m	less than 550m	n/a		
Rur27	greater than 4,500 pigs	600m	less than 600m	n/a		
Note: The Regional Air Plan for Taranaki (1997) has rules pertaining to the establishment of intensive pig farming operations.						
	minimum setback for HABITABLE BUILDINGS (excluding TEMPORARY BUILDINGS) from the PERIMETER of an intensive poultry farming operation not on the same SITE, where the farm has:				<ol style="list-style-type: none"> 1) Construction and siting of the HABITABLE BUILDING. 2) Mitigation measures such as landscaping or screening. 	n/a
Rur28	2,000 to 29,999 poultry	100m	less than 100m	n/a		
Rur29	30,000 to 59,999 poultry	200m	less than 200m	n/a		
Rur30	60,000 to 80,000 poultry	300m	less than 300m	n/a		

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			Controlled	Discretionary		
STRUCTURES - NETWORK UTILITIES						
Installation and operation of transformers, LINES and necessary associated equipment for conveying electricity						
Rur34	maximum electric field strength measured in areas reasonably accessible to the public	5 kV/m (root-mean-square)	n/a	n/a	n/a	n/a
Rur35	maximum magnetic flux density measured in areas reasonably accessible to the public	100 microtesla (root-mean-square)	n/a	n/a	n/a	n/a
Installation and operation of COMMUNICATION FACILITIES						
Rur36	maximum field strength	shall not exceed the levels specified within NZS2772.1:1999 and NZS2772.1:1999A1, measured in accordance with NZS6609:2:1990 and NZS6609.2:1990AA	n/a	n/a	n/a	n/a
Note: The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2008 (NES-TF) apply to the planning and operation, by a network operator (as defined in those regulations), of a telecommunication facility that generates radio frequency fields. Rule [Res22, Rur36, Bus26, Ind25 or OS22 as appropriate] applies to those parties that generate radio frequency fields, to which the NES-TF does not apply.						

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
ERECTION of SUBSTATIONS AND SWITCHING STATIONS (see also the rules for BUILDINGS where applicable)						
Rur37	requirement to provide landscaping where a SUBSTATION or SWITCHING STATION is greater than 10m ² in area and greater than 3m in HEIGHT, where visible from an adjoining RESIDENTIAL ENVIRONMENT AREA or ROAD or Future Urban Development OVERLAY	shall be screened by: 1) a solid fence or wall with a minimum HEIGHT of 1.8m, or 2) landscaping or TREES of a minimum HEIGHT of 1m at installation which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 1.5m in width within five years, or 3) a combination of both located along those boundaries of the SITE which adjoin the RESIDENTIAL ENVIRONMENT AREA or ROAD or Future Urban Development OVERLAY	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The adverse effects resulting from reduced or no screening on the outlook and visual amenity of adjoining SITES and ROADS. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) The ability to mitigate any adverse visual effects resulting from reduced or no screening on adjoining SITES and ROADS through alternative means. 4) The ability of the topography and existing vegetation of the locality to mitigate any adverse visual aspects resulting from reduced or no screening on adjoining SITES and ROADS. 5) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Note: A recommended list of species for specific locations within the district is available from the COUNCIL.						

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
STRUCTURES - SIGNS						
ERECTION of OFFICIAL SIGNS						
Rur38		under all circumstances	n/a	n/a	n/a	n/a
ERECTION of ADVERTISING SIGNS, where clearly visible from any ROAD (note: these rules apply to all ADVERTISING SIGNS)						
Rur39	location of SIGNS	on the SITE to which the information being displayed relates	DIRECTIONAL SIGNS on any SITE at a distance of no greater than 1km from that SITE to which the information being displayed relates	does not meet the conditions for a permitted activity nor the standards and terms for a controlled activity	1) Content of the DIRECTIONAL SIGN. 2) Distance of the DIRECTIONAL SIGN from the activity to which it relates.	1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to an increase in the number of ADVERTISING SIGNS, taking into account the classification of the ROAD, the speed environment and the average daily traffic volumes. 2) The topography of the locality and the contour of the ROAD. 3) The distance of the DIRECTIONAL SIGN to other ADVERTISING SIGNS on the SITE and other properties and the likely effects on amenity values. 4) The effect of the location of the SIGN on the ability to maintain RURAL CHARACTER.
Rur40	content of SIGN	relates to services available or products sold on the SITE	DIRECTIONAL SIGNS	does not meet the conditions for the permitted activity nor that standards and terms for a controlled activity	1) Content of the DIRECTIONAL SIGN. 2) Distance of the DIRECTIONAL SIGN from the activity to which it relates.	1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to an increase in the number of ADVERTISING SIGNS, taking into account the classification of the ROAD, the speed environment and the average daily traffic volumes. 2) The topography of the locality and the contour of the ROAD. 3) The distance of the DIRECTIONAL SIGN to other ADVERTISING SIGNS on the SITE and other properties and the likely effects on amenity values. 4) Whether there is an operational need for the SIGN. 5) The effect of the content of the SIGN on the ability to maintain RURAL CHARACTER.
Rur41	location of SIGN on a SITE where the posted speed limit is greater than or equal to 70km/h	shall be located: 1) not less than (0.6 x the posted speed limit) metres from any other ADVERTISING SIGN; and 2) so that the ADVERTISING SIGN presents an unrestricted view for not less than 180m	n/a	does not meet the conditions for a permitted activity	n/a	1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduction in SIGN separation or visibility distances of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes. 2) The topography of the locality and the contour of the ROAD. 3) The proximity of other ADVERTISING SIGNS.

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			Controlled	Discretionary		
Rur42	general appearance of SIGN	shall not emulate the form, colours, shape or message of any OFFICIAL SIGN or signal	n/a	n/a	n/a	n/a
Rur43	illumination	shall not be internally or externally illuminated by means of flashing blinking or moving lights	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) The frequency, intensity and duration of the intermittent or flashing light source and illumination. 2) The proximity of the ADVERTISING SIGN to other properties and the likely effects on amenity values, particularly at night-time. 3) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to inappropriate illumination of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes.
Rur44	minimum lettering size where clearly visible from a ROAD and is intended to attract the attention of motorists where the posted speed limit is: less than 70km/h	120mm	n/a	less than 120mm	n/a	<ol style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduction in lettering size of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes.
Rur45	70km/h or greater	160mm	n/a	less than 160mm		
Rur46	movement of SIGN where it is clearly visible from any STATE HIGHWAY or ARTERIAL ROAD	shall not involve the mechanised movement of any of its parts	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to movement of the proposed ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes.
Rur47	removal of a TEMPORARY SIGN	shall be removed within seven days after the SIGN has either completed its purpose or the event being advertised has passed	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Any adverse effects on the visual amenity of the locality and whether the proposed ADVERTISING SIGN would be obtrusively visible having regard to the intended duration of the display. 2) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to the extended ERECTION of the ADVERTISING SIGN, taking into account the classification of the ROAD (by reference to the ROADING

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						HIERARCHY), the speed environment and the average daily traffic volumes. 3) The effect of the removal of the SIGN on the ability to maintain RURAL CHARACTER.
FREESTANDING SIGNS and ADVERTISING SIGNS attached to or painted on a BUILDING and/or other STRUCTURE (see also rules that apply to all ADVERTISING SIGNS)						
Rur48	location of FREESTANDING SIGNS intended to attract the attention of motorists within a COUNCIL or STATE HIGHWAY ROAD reserve	n/a	n/a	under all circumstances	n/a	1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to the ADVERTISING SIGN being within the ROAD reserve, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes. 2) The topography of the locality and the contour of the ROAD. 3) The proximity of other ADVERTISING SIGNS. 4) Whether there is an operational need for the ADVERTISING SIGN to be located within the ROAD reserve. 5) The effect of the location of the SIGN on the ability to maintain RURAL CHARACTER.
Rur49	maximum SIGN DISPLAY AREA TEMPORARY SIGNS	3m ² per SIGN FACE, up to 6m ² per ROAD BOUNDARY	n/a	does not meet the conditions for a permitted activity	n/a	1) The area of the proposed SIGN in relation to the architectural characteristics of the BUILDING(s) on-SITE. 2) The adverse effects of the additional area on the architectural characteristics and visual amenity of BUILDINGS and/or SITES in the immediate vicinity, taking into account the number and sizes of any other outdoor ADVERTISING SIGN and the need to avoid the cumulative effect of visual intrusion or clutter. 3) Whether any support STRUCTURE is likely to be visually obtrusive in relation to the architectural features of the BUILDING to which it is attached, or in the context of the street scene. 4) Whether any alternative forms of support would be less likely to be visually obtrusive. 5) The length of time the SIGN will be on the SITE (TEMPORARY SIGNS only). 6) Any adverse visual effects on the New Plymouth entrance corridors. 7) The effect of exceeding the maximum DISPLAY AREA of the SIGN on the ability to maintain RURAL CHARACTER.
Rur50	PERMANENT FREESTANDING SIGNS	6m ² per SITE	n/a	greater than 6m ²		
Rur51	PERMANENT SIGNS that are attached to or painted on a BUILDING or STRUCTURE and where the SITE has a ROAD BOUNDARY	4m ² per SITE	n/a	greater than 4m ²		

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			Controlled	Discretionary		
Rur52	maximum HEIGHT for FREESTANDING SIGNS	3.6m	n/a	greater than 3.6m	n/a	<ol style="list-style-type: none"> 1) The HEIGHT of the proposed SIGN in relation to the architectural characteristics of the BUILDING(s) on-SITE. 2) The adverse effects of the additional HEIGHT on the architectural characteristics and visual amenity of BUILDINGS and/or SITES in the immediate vicinity, taking into account the number and sizes of any other outdoor ADVERTISING SIGN and the need to avoid the cumulative effect of visual intrusion or clutter. 3) Whether any support STRUCTURE is likely to be visually obtrusive in relation to the architectural features of the BUILDING to which it is attached, or in the context of the street scene. 4) Whether any alternative forms of support would be less likely to be visually obtrusive. 5) The impact of the HEIGHT of the ADVERTISING SIGN on the visual amenity of the BUILDING(S) facade and skyline. 6) The length of time the SIGN will be on the SITE (TEMPORARY SIGNS only). 7) Any adverse visual effects on the New Plymouth entrance corridors. 8) The effect of the increased HEIGHT of the SIGN on the ability to maintain RURAL CHARACTER.
Rur53	projection of SIGN over a ROAD BOUNDARY	n/a	n/a	under all circumstances	n/a	<ol style="list-style-type: none"> 1) The nature of land use below or adjacent to the proposed ADVERTISING SIGN and in particular, the intensity of pedestrian activity in the vicinity. 2) The location of the ADVERTISING SIGN in relation to the ROAD CARRIAGEWAY and any adverse effects from the additional projection of the SIGN on the safety of pedestrian and vehicular traffic. 3) The length of time the ADVERTISING SIGN will be on the SITE (TEMPORARY SIGNS only).
FOOTPATH SIGNS (see also rules that apply to all ADVERTISING SIGNS)						
Rur54	location	shall be located in that area of the ROAD reserve directly adjoining the SITE and shall not obstruct or impede traffic or pedestrian movement	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to the FOOTPATH SIGN being located inappropriately within the ROAD reserve, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes and pedestrian count.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						<ul style="list-style-type: none"> 2) The necessity of the FOOTPATH SIGN to be located in a position that may impede or adversely affect the safety of pedestrians or VEHICLES. 3) Whether any measures can be used to mitigate any adverse effects on pedestrian and vehicular traffic safety. 4) The effect of the location of the SIGN on the ability to maintain RURAL CHARACTER.
Rur55	maximum number per SITE	1	n/a	more than one	n/a	<ul style="list-style-type: none"> 1) The proximity of dwellings and the visual intrusion of the additional FOOTPATH SIGN(s) on other SITES adjacent to the proposed SIGN, taking into account the character of the area. 2) The potential for conflict or hazard with either vehicular or pedestrian movement. 3) The effect of the increased number of SIGNS on the ability to maintain RURAL CHARACTER.
Rur56	HEIGHT minimum	600mm	n/a	less than 600mm	n/a	<ul style="list-style-type: none"> 1) The HEIGHT relative to the area of the proposed FOOTPATH SIGN. 2) Any effect the HEIGHT of the FOOTPATH SIGN has on the safety of pedestrian or vehicular traffic. 3) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduced or increased HEIGHT of the proposed FOOTPATH SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes and pedestrian count.
Rur57	maximum	900mm	n/a	greater than 900mm		
Rur58	width minimum	400mm	n/a	less than 400mm	n/a	<ul style="list-style-type: none"> 1) The width relative to the area of the proposed FOOTPATH SIGN. 2) Any effect the width of the FOOTPATH SIGN has on the safety of pedestrian or vehicular traffic. 3) Distraction or confusion to motorists in their observance of traffic conditions, directions, controls and OFFICIAL SIGNS due to a reduced or increased width of the proposed FOOTPATH SIGN, taking into account the classification of the ROAD (by reference to the ROADING HIERARCHY), the speed environment and the average daily traffic volumes and pedestrian count.
Rur59	maximum	600mm	n/a	greater than 600mm		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has restricted the exercise of its discretion to these matters for land use consents
			Controlled	Discretionary		
EARTHWORKS						
EXCAVATION and FILLING						
Rur60	within 6m of the BANK of any WATERCOURSE or within 3m above the normal level in water flow of any such WATERCOURSE (refer to Diagram 10.2 in Appendix 10) as part of an approved BUILDING consent under the Building Act 2004, or an approved subdivision consent, or permitted by a rule in a Regional Plan or a resource consent issued by Taranaki Regional Council under section 13 of the ACT	under all circumstances	n/a	n/a	n/a	<ol style="list-style-type: none"> 1) Impact on flood detention capacity. 2) Impact on rate and direction of flood flow. 3) Potential for scouring or accelerated erosion to occur due to changes in flow regime. 4) Impacts on the functioning of the WATERCOURSE, including any deposition of sediment that may cause flooding elsewhere. 5) Whether the development will increase the risk of inundation or damage to existing development on the SITE or to adjacent SITES. 6) Mitigation measures proposed. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur61	all other earthworks	<ol style="list-style-type: none"> 1) does not create a barrier to flood flows or reduce the capacity of the area to contain stormwater; and 2) does not redirect the flood water onto, or increase the impact of the flood event on, another property. 	n/a	does not meet the conditions for a permitted activity		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
Rur62	maximum quantity, measured in non-compacted form	20m ³ per 100m ² of SITE area in any 12 month period	n/a	greater than 20m ³ per 100m ² of SITE area in any 12 month period	n/a	<ol style="list-style-type: none"> 1) Extent, location and timing of EXCAVATION and FILLING. 2) Adverse visual effects on adjoining SITES, ROADS and public areas of the additional quantity of EXCAVATION and FILL. 3) Proposed measures for, and timing of, the restoration, rehabilitation and/or screening of the additional quantity of EXCAVATION or FILL. 4) The adverse effects on OUTSTANDING OR REGIONALLY SIGNIFICANT LANDSCAPES. 5) Any adverse effects on the natural character of PRIORITY WATERBODIES. 6) Any adverse visual effects on the New Plymouth entrance corridors. 7) The effect of the exceedance of the maximum quantity on the ability to maintain RURAL CHARACTER. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur63	reinstatement of earthworks for any EXCAVATION or FILL of greater than: <ol style="list-style-type: none"> 1) 2000m³ in any 1ha area; or 2) 1ha area exposed; in any 12 month period 	all bare earth shall, as soon as is practicable, but not later than six months from the date of disturbance, be: <ol style="list-style-type: none"> 1) stabilised so that no earth moves off-SITE or presents a danger to life or property; and 2) vegetated, SEALED, paved, metallised or built over 	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Extent, location and timing of EXCAVATION and FILLING. 2) The ability to mitigate adverse visual effects through other means (such as topography or retention of vegetation). 3) Potential for EXCAVATION or FILLING to increase the likelihood or magnitude of a natural hazard event (including erosion) to occur, and any measures undertaken to avoid such an event. 4) Proposed alternative measures for the restoration or rehabilitation of the SITE. 5) The adverse effects on OUTSTANDING OR REGIONALLY SIGNIFICANT LANDSCAPES. 6) Any adverse effects on the natural character of PRIORITY WATERBODIES. 7) Any adverse visual effects on the New Plymouth entrance corridors. 8) The effect of the reduced area of reinstatement of earthworks on the ability to maintain RURAL CHARACTER.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						9) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur64	composition of FILL	soil, concrete, brick and/or rubble of not greater than 600mm particle size with less than 5% organic matter by volume	n/a	does not meet the conditions for a permitted activity	n/a	1) Proposed composition of FILL. 2) Potential for decomposition, slippage, or settlement of materials. 3) Potential danger to human health or safety. 4) Any adverse visual effects and the mitigation measures proposed. 5) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Note: Earthworks near a WATERCOURSE may require resource consent from Taranaki Regional Council.

HAZARDOUS SUBSTANCES

Establishment of HAZARDOUS FACILITIES

Rur65	EFFECTS RATIO where HAZARDOUS FACILITY is located: within 30m of RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY	equal to or less than 0.02 provided that conditions in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity	n/a	1) The extent to which the EFFECTS RATIO is exceeded. 2) Location of the facility and proximity to sensitive features including: <ul style="list-style-type: none"> - activities and areas involving people such as child care facilities, schools, rest homes, hospitals, shopping centres and residential areas; - WATERCOURSES, catchments, aquifers and the coast; - identified hazard areas such as the COASTAL HAZARD AREA, FLOOD HAZARD AREA, VOLCANIC HAZARD AREA or the Norfolk or Inglewood FAULT LINES; and - any wildlife habitats including bush areas and wetlands.
Rur66	within 20m of INDUSTRIAL A ENVIRONMENT AREA	equal to or less than 0.3 provided that conditions in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		

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			Controlled	Discretionary		
Rur67	within 10m of INDUSTRIAL B ENVIRONMENT AREA	equal to or less than 0.5 provided that conditions in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		3) Choice of site location including the nature of the subsoil and site geology. 4) SITE design and management including: <ul style="list-style-type: none"> - SITE drainage and OFF-SITE INFRASTRUCTURE, e.g. stormwater drainage systems, sewer type and capacity; - the disposal of wastes containing HAZARDOUS SUBSTANCES; - adherence to health and safety and/or environmental management systems; and - self monitoring and maintenance procedures. 5) Risk mitigation and management measures including: <ul style="list-style-type: none"> - spill contingency and emergency planning, including potential hazards, failure modes and exposure pathways; - emergency procedures; and - fire safety and fire water management. 6) Any potential cumulative or synergistic effects that may result from the establishment and operation of the HAZARDOUS FACILITY. 7) Transport of HAZARDOUS SUBSTANCES and any adverse effects on the operation and safety of the roading network. 8) Alternative locations or methods for undertaking the activity. 9) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur68	within 10m of OPEN SPACE ENVIRONMENT AREA	equal to or less than 0.2 provided that conditions in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		
Rur69	anywhere else in the RURAL ENVIRONMENT AREA	equal to or less than 0.75 provided that conditions in Appendix 6 are satisfied	n/a	does not meet the conditions for a permitted activity		

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			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
KEEPING OF GOATS						
Keeping of goats within 2km of the boundary of Egmont National Park						
Rur70	containment	<p>any goat owned, farmed or otherwise kept shall be confined by GOAT PROOF FENCING or other suitable enclosure or otherwise shall be securely tethered.</p> <p>every prospective goat farmer shall, before commencing a goat farming operation:</p> <p>(a) notify the COUNCIL of his/her intention to farm goats and advise the COUNCIL on the location of the goat farm;</p> <p>(b) provide to the COUNCIL a plan of the property on which the goat farming is to occur showing</p> <p>(i) the position of existing fencing and the standard of that fencing;</p> <p>(ii) the position of any proposed new fencing (including proposed improvements to existing fencing as will be required to meet this rule);</p> <p>(iii) the general topography of the property (including any water courses);</p> <p>(iv) any SIGNIFICANT NATURAL AREA on the property or abutting the boundary of the property.</p>	does not meet the conditions for a permitted activity	n/a	1) suitability of materials and design of any fence, enclosure or tether	n/a

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
Rur71	animal identification	every goat shall be identified in accordance with an approved identification system pursuant to the Animal Identification Act 1993	does not meet the conditions for a permitted activity	n/a	1) means for determining animal ownership	n/a

Note: Parts of Oakura Township are within 2km of Egmont National Park. The provisions of the New Plymouth District Council Bylaw 2008 apply to the keeping of goats in urban areas.

OUTDOOR STORAGE

OUTDOOR STORAGE of items

Rur72	landscaping of SIDE BOUNDARIES for OUTDOOR STORAGE areas which: 1) amount to 14m ³ or more 2) are stored for a period of eight, or more, consecutive weeks in any 12 month period; and 3) are visible from an adjoining RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY	shall be screened by either: 1) a solid fence or wall of a minimum HEIGHT of 1.8m; or 2) landscaping or TREES of a minimum HEIGHT of 1m at installation which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 1.5m in width within five years; or 3) a combination of both located between the OUTDOOR STORAGE area and those boundaries of the SITE which adjoin the RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY	n/a	does not meet the conditions for a permitted activity	n/a	1) Any adverse visual effects resulting from reduced, alternative or no screening/landscaping of the OUTDOOR STORAGE area on the outlook and visual amenity of adjoining SITES in the RESIDENTIAL ENVIRONMENT AREAS or Future Urban Development OVERLAY. 2) The effect of the reduced screening/landscaping on the ability to maintain RURAL CHARACTER. 3) Any adverse visual effects on the New Plymouth entrance corridors. 4) The distance of the OUTDOOR STORAGE area from the relevant boundary. 5) The time period, type and volume of goods for which the OUTDOOR STORAGE area will be used. 6) The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects, resulting from reduced or no screening, on adjoining SITES in the RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY or on the New Plymouth entrance corridor. 7) The ability to mitigate any adverse visual effects resulting from reduced or no screening of the OUTDOOR STORAGE area through alternative means. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
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Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
Rur72A	landscaping of SIDE and ROAD BOUNDARIES for OUTDOOR STORAGE areas which: 1) amount to 14m ³ or more 2) are stored for a period of eight, or more, consecutive weeks in any 12 month period; and 3) are visible from an adjoining New Plymouth entrance corridor	shall be screened by landscaping or planting of TREES of a minimum HEIGHT of 1m at installation which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 1.5m in width within five years. The landscaping shall be located between the OUTDOOR STORAGE area and those boundaries of the SITE within or adjoining the entrance corridor	n/a	does not meet the conditions for a permitted activity	n/a	1) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Note: A recommended list of species for specific locations within the district is available from the COUNCIL.

CONSUMPTION OF LIQUOR

Use of a SITE for the on-SITE consumption of liquor where a license is required under the Sale of Liquor Act 1989 (excluding TEMPORARY EVENTS)

Rur73		n/a	n/a	under all circumstances	n/a	1) The nature and scale of the activity and its compatibility with surrounding activities. 2) Noise (including from entertainment and patrons) and traffic generation effects. 3) The topography of the SITE and neighbouring areas. 4) The ability to remedy or mitigate any adverse effects of the activity by the layout or design of the SITE or BUILDINGS, or by the provision of landscaping or similar measures. 5) The location of on-SITE car parking in relation to residential activities. 6) The days of the week which the premises are open and the frequency of entertainment activities.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		

STOCK TRUCK EFFLUENT

Generation of stock truck effluent

Rur74	requirement for stock truck effluent receiving facilities	any SITE that receives more than 850 per head of stock in any one month shall establish on-SITE discharge systems for receiving stock truck effluent, including washdown facilities	any operation that has the use of any existing stock truck effluent receiving facility, where that effluent facility: 1) has secure working hours access; and 2) is located no more than 20km from the SITE	n/a	1) The suitability of any alternative stock truck effluent receiving facility in terms of secure working hours access and its location in relation to the proposed SITE. 2) The number of stock trucks serving the SITE.	n/a
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Note: Technical advice as to the design of suitable stock truck effluent disposal facilities may be obtained the COUNCIL, or Taranaki Regional Council. APPLICANTS are also advised that a discharge consent may also be required from Taranaki Regional Council.

VEGETATION

Use of land for SHELTER BELTS

Rur75	maximum HEIGHT for TREES planted on or after 28 November 1998 where: 1) located within 20m of a SIDE BOUNDARY that faces south west, south east or anywhere in the arc between (135° to 225° with north being 0°, see Diagram 3.7 in Appendix 3); and 2) an existing HABITABLE BUILDING or horticultural use is located on an adjacent SITE within 16m of that boundary.	shall comply with the HEIGHT set by the daylighting envelope in Diagram 3.7 in Appendix 3	n/a	does not meet the conditions for a permitted activity	n/a	1) The adverse effects, in terms of shading, of non-compliance on the adjoining SITE. 2) The extent of additional shading from non-compliance, taking into account the use of the affected SITES, the amount of shadow cast and the period of time adjacent SITES are affected. 3) The ability of existing topography or vegetation to mitigate any adverse shading effects from non-compliance on the adjoining SITE. 4) The nature of the use of the adjoining SITE.
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Note: NETWORK UTILITY operators and ROAD CONTROLLING AUTHORITIES have the ability to require TREES to be cut down, lowered or trimmed where they are adversely affecting the operation of a NETWORK UTILITY or ROAD. Therefore, it is considered good practice to plant and maintain TREES in such a way as to avoid such adverse effects. For further advice contact the appropriate NETWORK UTILITY operator or ROAD CONTROLLING AUTHORITY.

Rule No.	Parameter	Standards and Terms			Matters over which control is reserved	Matters to be considered Fully Discretionary Activity: discretion has NOT been restricted to these matters
		Controlled Activity	Restricted Discretionary	Fully Discretionary		
SUBDIVISION						
Subdivision of land						
Rur76	of an ALLOTMENT where there is an increase in the number of ALLOTMENTS being served by, or having ownership of, a RIGHT OF WAY	n/a	n/a	under all circumstances	<ol style="list-style-type: none"> 1) Design and layout including consideration towards SITE size, shape, aspect, position of boundaries and placement to maintain RURAL CHARACTER. 2) Development of the subdivision and SITES having regard to the elements of RURAL CHARACTER to provide: <ol style="list-style-type: none"> a) appropriate VEHICLE access; b) for impacts on the ROAD NETWORK and the ability to mitigate adverse effects; c) for the provision and location of services; d) for the location of ROADS, RIGHT OF WAYS and DRIVEWAYS. 	<ol style="list-style-type: none"> 1) The effect of the subdivision on the ability to maintain RURAL CHARACTER. 2) Whether the environment is spacious and maintains a low density built form and results in a low intensity of use typical of rural areas. 3) If there is a large balance area and whether the balance area and/or the subdivided ALLOTMENTS ensures the continued production orientated nature of RURAL CHARACTER. 4) Consideration towards the number of ALLOTMENTS proposed and if they will lead to intensive land uses that are not typical of RURAL CHARACTER; 5) Whether the subdivision and resulting built form will be highly visible in the landscape or whether this can be avoided, remedied or mitigated by the placement of identified BUILDING platforms or other design and layout considerations.
Rur77	minimum ALLOTMENT size (not including the area required to provide access to rear ALLOTMENTS) and maximum number of ALLOTMENTS: where created solely for NETWORK UTILITIES, ROADS, reserves or access	no minimum	n/a	n/a	<ol style="list-style-type: none"> 3) Protection and management of: <ol style="list-style-type: none"> a) natural features; b) the Katikara Formation aeolian tephra sections; c) OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES and the COASTAL POLICY AREA; d) vegetation (including riparian vegetation), and consideration towards planting and on-going management; e) SIGNIFICANT NATURAL AREAS, including other areas of vegetation that meet the criteria for a SIGNIFICANT NATURAL AREA. 4) Provision of public space areas for recreation, conservation, or pedestrian/cycle access purposes. 5) Works to mitigate against the adverse effects of natural and/or other hazards. 6) Works to mitigate against adverse effects on the natural character of the coastal environment. 7) Alteration of contour, earthworks and clearance of vegetation. 	<ol style="list-style-type: none"> 6) Design and visual treatment of the subdivision and resulting development including consideration towards techniques such as softening with vegetation, screening, planting, boundary treatment and BUILDING and STRUCTURE design, and the use of materials, colour and reflectivity. 7) The subdivision and resulting BUILDING platforms do not require substantial EXCAVATION and FILLING and consideration towards reinstatement. 8) Whether INFRASTRUCTURE is small in scale and that the subdivision is generally un-serviced with a lack of urban INFRASTRUCTURE to an extent typical of the rural environment. 9) Whether there are significant community costs associated with upgrading INFRASTRUCTURE due to increased ALLOTMENTS. 10) The cumulative effects of the subdivision. 11) Whether alternatives to the subdivision have been considered including location, sizes and the number of ALLOTMENTS. 12) Whether appropriate vehicle access can be provided and consideration towards the location of DRIVEWAYS.

Rule No.	Parameter	Standards and Terms			Matters over which control is reserved	Matters to be considered Fully Discretionary Activity: discretion has NOT been restricted to these matters
		Controlled Activity	Restricted Discretionary	Fully Discretionary		
Rur78	where not created solely for NETWORK UTILITIES, ROADS, reserves or access	one ALLOTMENT of not less than 4000m ² , from the PARENT TITLE <i>provided</i> there is a balance area remaining from the Computer Freehold Register subject to subdivision that is not less than 20ha in area or a minimum ALLOTMENT size of 20ha or no minimum ALLOTMENT size for MINOR BOUNDARY ADJUSTMENTS	Up to three ALLOTMENTS of not less than 4000m ² from the PARENT TITLE provided there is a balance area remaining from the Computer Freehold Register subject to subdivision that is not less than 20ha in area	Up to four ALLOTMENTS that are each less than 20ha from the PARENT TITLE provided there is a balance area remaining from the Computer Freehold Register subject to subdivision that exceeds 4ha in area. Where the balance area is between 4ha and 20ha a further ALLOTMENT less than 20ha can be subdivided from the PARENT TITLE, provided there are no more than five ALLOTMENTS in total from the PARENT TITLE	8) Amalgamation requirements. 9) Easement requirements. 10) Financial contributions. 11) Works and/or services to offset the effects of subdivision. 12) INDICATIVE ROADS. 13) The location of the permitted BUILDING platform and its ability to maintain RURAL CHARACTER. 14) The subdivision and resulting BUILDING platforms do not require substantial EXCAVATION and FILLING and consideration towards reinstatement. 15) Any impacts on New Plymouth entrance corridors and the ability of landscaping, planting to mitigate adverse effects.	13) Where access is via a RIGHT OF WAY: a) the extent to which the number of ALLOTMENTS served by the RIGHT OF WAY is appropriate to maintain RURAL CHARACTER; b) the extent to which the RIGHT OF WAY is capable of handling extra traffic or parking from the land use associated with the subdivision; c) whether the RIGHT OF WAY could be reasonably upgraded to meet the extra usage; d) whether the extra use of the RIGHT OF WAY places it beyond the scale of development which a RIGHT OF WAY could reasonably be expected to provide access; e) effects on the amenity of ALLOTMENTS adjoining the RIGHT OF WAY; and f) any adverse effects on the ROAD TRANSPORTATION NETWORK. 14) Consideration towards the design and location of access via a RIGHT OF WAY and alternatives to the RIGHT OF WAY; 15) Whether the number of ALLOTMENTS being served by the RIGHT OF WAY is appropriate to maintain RURAL CHARACTER. 16) The effect of the subdivision on the protection and management of: a) natural features; b) the Katikara Formation aeolian tephra sections; c) OUTSTANDING and REGIONALLY SIGNIFICANT LANDSCAPES and the COASTAL POLICY AREA; d) the natural character of the coastal environment and the COASTAL POLICY AREA; e) vegetation, wetlands or other habitats of wildlife (including riparian vegetation) and consideration towards planting and on-going management and any existing or proposed protection or enhancement measures; f) SIGNIFICANT NATURAL AREAS, including other areas of vegetation that meet the criteria for a SIGNIFICANT NATURAL AREA; g) Category A heritage BUILDINGS or items and their settings.
Rur78A		meets the standards and terms for a controlled activity as specified in Appendix 27, Part E, 27.9	n/a	meets the standards and terms for a discretionary activity as specified in Appendix 27, Part E, 27.10		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
Rur79	requirement to provide PRACTICABLE vehicular access to ALLOTMENTS from a ROAD*, except where created solely for NETWORK UTILITIES, ROADS, or reserves.	n/a	meets the requirements specified in Appendix 22.2A	does not meet the standards and terms for a controlled activity		<p>17) Where an ALLOTMENT includes a CONTAMINATED SITE, the extent of contamination, proposed use of the ALLOTMENT and mitigation measures proposed.</p> <p>18) Effects of ALLOTMENT size and shape on the RURAL CHARACTER of the area, amenities of the neighbourhood and the potential efficiency and range of uses of the land.</p> <p>19) Whether the subdivision will lead to increased land use conflicts and reverse sensitivity concerns.</p> <p>20) The effect of any methods used to make the ALLOTMENT suitable for the purpose of the subdivision on:</p> <ul style="list-style-type: none"> - the land form; or - the likelihood or magnitude of natural hazard events. <p>21) Effects of natural hazards on potential uses of the ALLOTMENT and any methods proposed to avoid or mitigate against them.</p> <p>22) Any intensification of land use due to the subdivision or consequent use and the extent to which this will increase risk to human life, property, INFRASTRUCTURE and the environment.</p> <p>23) Whether the size of the ALLOTMENTS enables use of them in compliance with the relevant rules of the plan for permitted activities or standards and terms for controlled activities (i.e. setback requirements, etc).</p> <p>24) Whether the non-compliance of BUILDINGS with the required standards for permitted activities will adversely affect the character or other aspects of the environment.</p> <p>25) Effects of the proposed ROADING pattern and subdivision on the indicative roading pattern and on the INDICATIVE ROADS shown on the planning maps.</p> <p>26) Effects on existing traffic levels, the ROAD TRANSPORTATION NETWORK, the rural ROAD HIERARCHY, ROAD widening, access, stormwater management, POTABLE WATER supply, and wastewater reticulation.</p> <p>27) Consideration towards how the subdivision impacts the future strategic roading pattern.</p> <p>28) Ability to provide services to an acceptable standard by alternative means.</p> <p>29) The effect of the subdivision on the ability to service adjoining ALLOTMENTS.</p>
Rur80	of an ALLOTMENT that will require a ROAD to be vested as legal ROAD	n/a	n/a	under all circumstances		
Rur81	requirement for services - stormwater disposal, water supply and sewage disposal	n/a	meets the requirements specified in Appendix 22.2	does not meet the standards and terms for a controlled activity		
Rur82	requirement for a BUILDING platform	n/a	meets the requirements specified in Appendix 22.1	does not meet the standards and terms for a controlled activity		
Rur83	requirement for existing BUILDINGS to meet standards in relation to the new boundaries	meets the relevant conditions for a permitted activity	meets the relevant standards and terms for a controlled activity	does not meet the conditions for a permitted activity nor the standards and terms for a controlled activity		
Rur84	requirement for financial contributions	n/a	meets the requirements specified in Appendix 5	does not meet the standards and terms for a controlled activity		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						30) The extent to which public space areas for recreation, conservation, or pedestrian/cycle access purposes are provided for. 31) The extent to which the proposal has regard to Maori values, particularly any traditional, cultural, or spiritual aspect relating to the land. 32) Any proposed measures to avoid, remedy or mitigate adverse effects, including any environmental compensation proposed. 33) Extent to which the financial contribution may be met by offsets as outlined in Appendix 5. 34) Any impacts on New Plymouth entrance corridors and the ability of landscaping and planting to mitigate adverse effects. 35) The use of amalgamations and easements. 36) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

* Where a subdivision proposal requires access from a STATE HIGHWAY, APPLICANTS should consult the New Zealand Transport Agency.

Any subdivision that does not meet the standards and terms for a controlled activity, a restricted discretionary activity or a full discretionary activity is considered a non-complying activity.

Assessment Methodology: Rur78 Fully Discretionary Standards and Terms

To determine PARENT TITLE Allocation

1. Go back to the PARENT TITLE to determine what existed on 5 March 1999. Use this as a basis to determine how many ALLOTMENTS the PARENT TITLE is entitled to.
2. Count the number of small lots (less than 20ha) that have been taken from the PARENT TITLE to establish how many further small ALLOTMENTS the PARENT TITLE is entitled to (up to four).

To determine balance area

1. Refer to the Computer Freehold Register (CFR) that is subject to subdivision and determine if there will be more than 4ha remaining after the subdivision. The balance area must come from the same CFR as the subdivision application and must be held in one CFR.
2. When the balance ALLOTMENT is between 4ha and 20ha and where there will be no more than five ALLOTMENTS subdivided from the PARENT TITLE in total, a further small ALLOTMENT can be provided so there is a total of four ALLOTMENTS and a balance area.

Rules specific to activities

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
LIGHT						
Emission of light (excluding TEMPORARY EVENTS)						
Rur85	<p>maximum level of LIGHT OVERSPILL, measured at:</p> <ul style="list-style-type: none"> - any point at a distance of 2m or greater from within the boundary of any RECEIVING SITE; or where any part of a BUILDING located within a RECEIVING SITE is within 2m of the boundary of that SITE, LIGHT OVERSPILL may be measured at the exterior surface of any window of any HABITABLE ROOM <p>RESIDENTIAL ENVIRONMENT AREAS or Future Urban Development OVERLAY</p>	10 lux (in both the horizontal and vertical planes)	n/a	greater than 10 lux (in both the horizontal and vertical planes)	n/a	<ol style="list-style-type: none"> 1) HEIGHT, direction, angle and shielding of light source. 2) Screening of the light source, including fences and planting. 3) Contrast of background illumination. 4) Duration of light emission. 5) The amount of light emission measured in lux. 6) The extent to which the light source: <ul style="list-style-type: none"> - adversely impacts on local amenity; - is necessary for reasons of safety or security, enhanced amenity or public enjoyment; and - can be modified, shielded, screened or operated so as to mitigate any adverse effects arising from excessive light levels. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur86	BUSINESS, INDUSTRIAL or OPEN SPACE ENVIRONMENT AREAS	20 lux (in both the horizontal and vertical planes)	n/a	greater than 20 lux (in both the horizontal and vertical planes)		
Rur87	- the NOTIONAL BOUNDARY of any RECEIVING SITE located within the RURAL ENVIRONMENT AREA	10 lux (in both the horizontal and vertical planes)	n/a	greater than 10 lux (in both the horizontal and vertical planes)		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
NOISE						
Emission of noise						
Rur88	noise generated by CONSTRUCTION WORK, measured in accordance with NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Ambient noise levels. 2) The length of time, and the level by which, the noise standards (refer to Appendix 12) will be exceeded, particularly at night. 3) The nature and location of nearby activities and the effects they may experience resulting from increased noise levels. 4) Whether the noise levels are likely to detract from the amenity or general environmental quality of the area in which they are received. 5) Whether the noise levels are likely to cause sleep disturbance or result in adverse health effects. 6) The topography of the SITE and any influence this may have on noise transmission. 7) Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. SITE layout and design, design and location of STRUCTURES, BUILDINGS and equipment and the timing of operations). 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur89	noise generated by wind turbines, measured in accordance with NZS 6808:2010 Acoustics - Wind Farm Noise	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity		
Rur90	noise generated by helicopters operating from HELICOPTER LANDING AREAS, measured in accordance with NZS6807:1994 Noise Management and Land Use Planning for HELICOPTER LANDING AREAS	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity		
Rur91	noise generated by EMERGENCY SERVICES, measured in accordance with NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity		
Rur92	noise generated by any other activity (excluding TEMPORARY EVENTS), measured in accordance with NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound	meets the conditions for a permitted activity as specified in Table 12.1 in Appendix 12	n/a	does not meet the conditions for a permitted activity		

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
TRAFFIC AND TRANSPORT						
Requirement to provide VEHICLE ACCESS POINTS, on-SITE parking for MEDIUM SERVICE VEHICLES or larger, loading and standing areas, and on-SITE manoeuvring and queuing (excluding TEMPORARY EVENTS)						
Note: If parking is provided, then the design of it is required to meet the dimension requirements as required by Rur94 and Part B of Appendix 23.						
Rur93	VEHICLE ACCESS POINT	meets the conditions for a permitted activity as specified in Part A in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Whether the VEHICLE ACCESS POINT is sufficiently removed from an intersection having regard to traffic volumes on the roads, the 85th percentile speed of VEHICLES on ROADS and any other factors that will prevent congestion and confusion between VEHICLES turning at the VEHICLE ACCESS POINT or at the intersection. 2) Whether there is a need to separate entry and exit points in order to reduce potential traffic confusion or congestion. 3) Whether the physical form of the ROAD will minimise the adverse effects of inappropriate access manoeuvres, for example whether the ROAD offers good visibility, the presence of solid median to stop right hand turns, or a flush median to assist right hand turns. 4) Whether particular mitigation measures such as an acceleration or deceleration lane are required due to the volume of and speed of VEHICLES on the ROAD. 5) Any cumulative effects of extra VEHICLE ACCESS POINTS on the function of the ROAD BOUNDARY in terms of its position in the ROADING HIERARCHY. 6) Whether the speed environment on the ROAD, as determined by the 85th percentile speed data, is such that the sight distance standards in the plan can be safely reduced. 7) The types of VEHICLES serving the SITE, their intensity, the time of day the SITE is frequented and the likely anticipated VEHICLE generation. 8) Whether parking provided on a separate SITE is compatible with the surrounding land uses. 9) Whether it can be demonstrated that a less than normal incidence of traffic generation and associated parking for MEDIUM SERVICE VEHICLES or larger, LOADING or STANDING SPACES will be required by the proposal. 10) Whether it is physically practicable to provide the required parking for MEDIUM SERVICE VEHICLES or larger, LOADING, STANDING, QUEUING and/ or MANOEUVRING SPACES in the SITE in terms of existing location of the BUILDINGS, DEFINED RETAIL FRONTAGE, and access to the ROAD, or topography.
Rur94	parking	meets the conditions for a permitted activity as specified in Part B in Appendix 23	n/a	does not meet the conditions for a permitted activity	<ol style="list-style-type: none"> 1) Signage 2) Design 3) Location 4) Formation 	
Rur95	LOADING and STANDING SPACE	meets the conditions for a permitted activity as specified in Part C in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	
Rur96	DRIVEWAY	meets the conditions for a permitted activity as specified in Part D in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	
Rur97	on-SITEMANOEUVRING SPACE	meets the conditions for a permitted activity as specified in Part E in Appendix 23	n/a	does not meet the conditions for a permitted activity	n/a	
Rur98	on-SITE QUEUING SPACE	meets the conditions for a permitted activity as specified in Part F in Appendix 23	meets the standards and terms for a controlled activity as specified in Part F in Appendix 23	does not meet the conditions for a permitted activity nor the standards and terms for a controlled activity	<ol style="list-style-type: none"> 1) QUEUING SPACE 2) Design 3) Location 4) Formation 	

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						<p>11) Whether the parking for MEDIUM SERVICE VEHICLES or larger, LOADING, STANDING, QUEUING and/ or MANOEUVRING SPACES will be required for use outside of peak traffic, cyclist or pedestrian flows.</p> <p>12) Whether the design, grade or formation of the alternative construction of parking, LOADING or STANDING SPACE, or DRIVEWAY will assist in managing any actual or potential adverse effects that arise.</p> <p>13) The adverse effects of using parking, LOADING or STANDING SPACES for manoeuvring and/or QUEUING SPACE.</p> <p>14) Whether a significant adverse visual or nuisance effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking for MEDIUM SERVICE VEHICLES or larger, design or formation of all parking spaces, LOADING, STANDING, QUEUING and/or MANOEUVRING SPACE or access in the required manner.</p> <p>15) The adverse effects on the safety of people, both on and off the SITE, due to not providing the required parking for MEDIUM SERVICE VEHICLES or larger, design or formation of all parking spaces, LOADING, STANDING, QUEUING or MANOEUVRING SPACE, VEHICLE ACCESS POINT or DRIVEWAY and/or inappropriate design or construction of these.</p> <p>16) The extent to which the safety and efficiency of the ROAD TRANSPORTATION NETWORK would be adversely affected by parking, loading, MANOEUVRING and/or queuing vehicles due to inappropriate design or construction.</p> <p>17) Whether the protection and reuse of a Category A heritage BUILDING or item mitigates the adverse effects of reduced number of parking for MEDIUM SERVICE VEHICLES or larger. LOADING, and/or STANDING SPACES and the provision or reduction of QUEUING and/or MANOEUVRING SPACES.</p> <p>18) The adverse effects of the activity on New Plymouth entrance corridors and any proposed measures to minimise the adverse effects.</p> <p>19) The effect on the ability to maintain RURAL CHARACTER.</p> <p>20) The effect on the rural ROAD HIERARCHY.</p>

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
						<p>21) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising:</p> <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
Rur99	requirement to provide landscaping, where a SITE contains eight or more formed car parking spaces or an equivalent sized parking area, visible from an adjoining ROAD	<ol style="list-style-type: none"> 1) One TREE per eight spaces shall be planted and maintained. 2) The TREE(S) shall be located anywhere within the parking area or between the parking area and the ROAD. 3) The TREE(S) shall be a minimum of 1.5m in HEIGHT at installation. 4) Where vehicle parking or manoeuvring is located within the DRIPLINE AREA of any of these TREES barriers shall be installed to ensure that vehicles do not damage these TREES. 5) Where existing TREES located within this area are to be retained, these may be used as part of the required landscaping provided they meet the above conditions. 	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Any adverse visual effects due to reduced or no planting of the parking area, on the character of the area. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) The ability to mitigate any adverse visual effects from the ROAD, resulting from reduced or no planting of the parking area, through alternative means. 4) The ability of the topography, existing planting and the layout of the SITE to mitigate any adverse visual effects from the ROAD, resulting from reduced or no planting of the parking area. 5) Any proposed measures to minimise the adverse effects of the reduced landscaping on the New Plymouth entrance corridors. 6) The effect on the ability to maintain RURAL CHARACTER. 7) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
Rur100	requirement to provide landscaping, where a SITE contains four or more formed car parking spaces or an equivalent sized parking area, visible from an adjoining RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY or an adjoining New Plymouth entrance corridor	<p>shall be screened by either:</p> <ol style="list-style-type: none"> 1) a solid fence or wall of a minimum HEIGHT of 1.8m, or 2) landscaping or TREES of a minimum HEIGHT of 1m at installation which will achieve a continuous screen of a minimum of 1.8m in HEIGHT and 1.5m in width within five years; or 3) a combination of both located between the parking area and those boundaries which adjoin the RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY or New Plymouth entrance corridor. <p>Where VEHICLE parking or manoeuvring is located within the DRIPLINE AREA of any of this landscaping or TREES, barriers shall be installed to ensure that VEHICLES do not damage this landscaping or TREES.</p>	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Any adverse visual effects of non-compliance on the outlook and privacy of adjoining SITES in RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY. 2) Any adverse visual effects on the New Plymouth entrance corridors. 3) The distance of the parking area from the boundary with the RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY. 4) The time period for which the parking area will be used. 5) The number and type of VEHICLES parked in the area. 6) The ability of the topography or existing vegetation within the locality to mitigate any adverse visual effects, resulting from non-compliance, on adjoining SITES in the RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY. 7) The ability to mitigate any adverse visual effects of the parking area on adjoining SITES in the RESIDENTIAL ENVIRONMENT AREA or Future Urban Development OVERLAY through alternative methods. 8) Any proposed measures to minimise the adverse effects of the reduced landscaping on the entrance corridors. 9) The effect on the ability to maintain RURAL CHARACTER. 10) Any adverse effects of the landscaping on the safety of the roading corridor. 11) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.

Note: A recommended list of species for specific locations within the district is available from the COUNCIL.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
Traffic Generation						
Generation of traffic associated with activity(s) (excluding traffic generated by CONSTRUCTION WORK or EMERGENCY SERVICES or TEMPORARY EVENTS) on SITES accessed from a STATE HIGHWAY or ARTERIAL, COLLECTOR or LOCAL ROAD						
Rur101	maximum daily trip generation, measured in VEHICLE EQUIVALENT MOVEMENTS total over 24 hours	50 per day or meets the conditions permitted as specified in Appendix 27, Part F, 27.11	n/a	more than 50 per day except as specified in Appendix 27, Part F, 27.11	n/a	<ol style="list-style-type: none"> 1) The ability to mitigate the adverse effects of extra traffic generation to and within the SITE. 2) The extent to which any increase in the number or pattern of traffic movements will affect the safety or convenience of any ROAD or RIGHT OF WAY, including the time of day/night that the additional traffic movements occur and/or their concentration at any particular point. 3) The extent to which any increase in the number or pattern of traffic movements is likely to adversely affect the amenity values of nearby residential properties and in particular the likelihood for increased noise resulting in sleep disturbance. 4) The extent to which the increase in the pattern of traffic movements is not in keeping with RURAL CHARACTER and whether the use is in an appropriate location and of an appropriate scale for the area.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
			Controlled	Discretionary		
Rur102	average over a seven day period	30 per day or meets the conditions permitted as specified in Appendix 27, Part F, 27.11	n/a	more than 30 per day except as specified in Appendix 27, Part F, 27.11		<ol style="list-style-type: none"> 5) Any adverse effects on the safety and efficiency of the ROAD TRANSPORTATION NETWORK and ROAD users. 6) The type and intensity of increased vehicles using the ROAD and how this may adversely impact on the quality and maintenance requirements of the ROAD pavement, taking into consideration the need for a ROAD maintenance agreement to address matters such extra-ordinary repair work, widening or resurfacing to and within the SITE. 7) The effect on the rural ROAD HIERARCHY and whether additional traffic generation increases the use of the road beyond what is expected for its status. 8) Where the use of a SITE is for RENEWABLE ELECTRICITY GENERATION ACTIVITIES, the alternative locations and methods that have been considered to avoid, remedy or mitigate any adverse effects, recognising: <ul style="list-style-type: none"> - the practical constraints associated with RENEWABLE ELECTRICITY GENERATION ACTIVITIES; and - the environmental benefits of RENEWABLE ELECTRICITY GENERATION ACTIVITIES.
TEMPORARY EVENTS						
Requirement to operate a TEMPORARY EVENT						
Rur103	the operation of a TEMPORARY EVENT	n/a	a TEMPORARY EVENT that occurs no more than six times on any one SITE in a calendar year	does not meet the conditions for a controlled activity	<ol style="list-style-type: none"> 1) On-site CONSUMPTION OF LIQUOR. 2) LIGHT OVERSPILL. 3) Noise management. 4) The management of traffic. 5) The provision of information about the activity to adjoining and nearby neighbours. 6) Storage, preparation and sale of food. 7) Toilet and other facilities necessary 	<ol style="list-style-type: none"> 1) Whether traffic management techniques have been considered and where necessary have been implemented for the event (eg road closure, on-site maneuvering) and if the techniques are considered appropriate to mitigate adverse effects associated with increased traffic. 2) Whether the sale and consumption of liquor is being effectively managed. 3) LIGHT OVERSPILL is managed to reduce impacts on surrounding properties. 4) Whether all potential adverse effects associated with the surrounding amenity have been appropriately mitigated. 5) The surrounding neighbours to the event have been informed about the event and given appropriate information.

Rule No.	Parameter	Conditions Permitted	Standards and Terms		Matters over which control is reserved	Assessment Criteria
			Controlled	Discretionary		COUNCIL has <u>restricted</u> the exercise of its discretion to these matters for <u>land use consents</u>
					<p>for the health and safety of patrons, staff, contractors and performers.</p> <p>7) Potable water supply.</p> <p>9) First aid facilities.</p> <p>10) Fire safety and emergency egress.</p> <p>11) Recycling and solid waste disposal facilities.</p> <p>12) Duration of the event and hours of operation.</p> <p>13) Advertising signage.</p> <p>14) Location and construction of STRUCTURES and BUILDINGS.</p>	6) Noise has been appropriately assessed by a qualified and experienced person and potential adverse effects mitigated. (e.g. noise monitoring condition).
Note: Full information on the notification of applications for resource consents is given in the implementation section of the plan (page 381)						
Rur104	noise generated by a TEMPORARY EVENT measured in accordance with NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound	meets the conditions for a permitted activity as specified in Table 12.1A in Appendix 12	n/a	does not meet the conditions for a permitted activity	n/a	<ol style="list-style-type: none"> 1) Consideration of the existing ambient noise levels. 2) The length of time that specified noise levels will be exceeded (particularly at night). 3) The potential for cumulative noise effects which may result in adverse effects on noise receivers. 4) The maximum level of noise likely to be generated, its nature, character and frequency, and the disturbance this may cause to people in the vicinity. 5) The extent to which the noise effects can be appropriately mitigated. 6) The positive effects associated with the TEMPORARY EVENT. 7) The potential adverse effects on the amenity, health and safety of surrounding environment.

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